



PRONTO

PROPERTY GROUP

Property Particulars



9 Vicarage Terrace, Durham, County Durham DH6 4AN Offers In Excess Of £100,000

A well-presented and modern two-bedroom mid-terraced home, offering stylish and low-maintenance living in the heart of the highly sought-after village of Coxhoe. This attractive freehold property is ideally suited to first-time buyers, young professionals, downsizers, or buy-to-let investors seeking a home with excellent local amenities and transport connections.

The property has a contemporary feel throughout and provides well-planned accommodation that is ready to move straight into. The ground floor briefly comprises a welcoming entrance, a bright and spacious lounge, a well-proportioned dining area, and a modern fitted kitchen with access to the rear. To the first floor are two generous bedrooms and a modern family bathroom.

Externally, the property benefits from a rear yard/garden area, providing useful outdoor space for relaxing, entertaining, or additional storage.

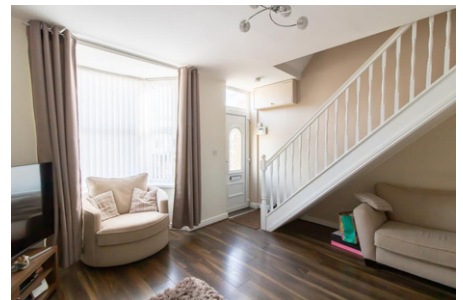
Coxhoe is a popular and well-connected village offering a range of shops, schools, cafes, and everyday amenities, while Durham City is just a short drive away. The property also enjoys excellent access to the A1(M), making it ideal for commuters across the North East. With its modern presentation, convenient location, and excellent value, this property represents a fantastic opportunity for a wide range of purchasers.

Tenure: Freehold

Council Tax Band: A

EPC Rating: D

Early viewing is highly recommended.

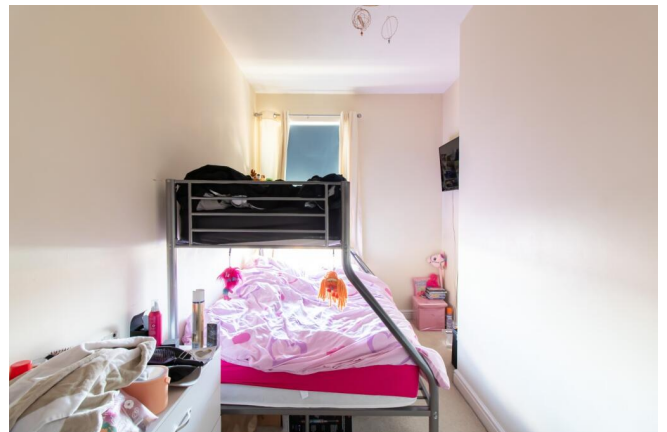
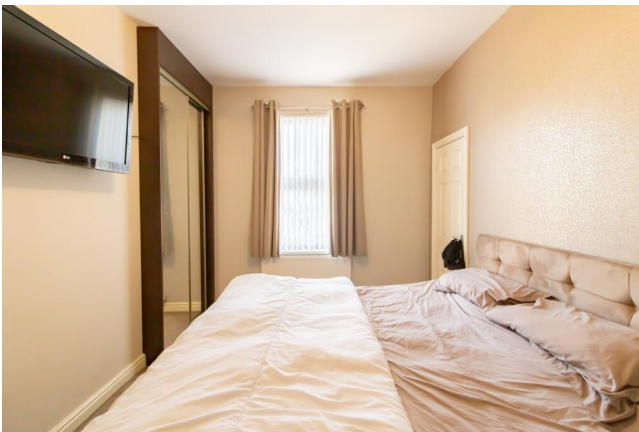


- Modern mid-terraced home
- Two well-proportioned bedrooms
- Bright and spacious lounge
- Dining area
- Modern fitted kitchen
- Contemporary family bathroom



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

TOTAL: 82 m2
1st floor: 46 m2, 2nd floor: 36 m2
EXCLUDED AREAS: WALLS: 9 m2



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