



Magdalene Street, Gilesgate, DH1 1LG
3 Bed - House - Terraced
£1,100 Per Calendar Month

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Superb Property ** Lovely Rear Garden Terrace ** Walking Distance to Durham City & Local Amenities ** Pleasant Position ** Double Glazing & GCH Via Combination Boiler ** Modern Kitchen & Bathroom ** Must Be Viewed **

For Redress we subscribe to the Property Redress Scheme (PRS) – Premiere House, 1st Floor, Elstree Way, Borehamwood, Hertfordshire WD6 1JH

The floor plan comprises: entrance, comfortable lounge, stunning breakfasting kitchen diner with range cooker and integral washing machine. The first floor has three bedrooms and bathroom/wc with separate shower cubicle. Outside there is a lovely enclosed terraced garden with sunny aspect.

Situated in Gilesgate which offers a comprehensive range of shops, recreational facilities and amenities. the property also lies close to many of the University College buildings. It is well placed for commuting purposes as it is within a short drive from the A1M which provides good road links to the whole of the North East.

Council Tax Band - B Annual Cost - £1944.42

EPC Rating - D

BOND £1100

Required Earnings: Tenant Income - £39,600.00 Guarantor Income (If Required) - £39,600.00

Agent Notes

Property Construction – Standard

Number & Types of Rooms – Please refer to the details and floorplan, all measurements are for guidance only

Gas Supply - Mains

Electricity supply – Mains

Water Supply – Mains

Sewerage – Mains

Heating – Gas

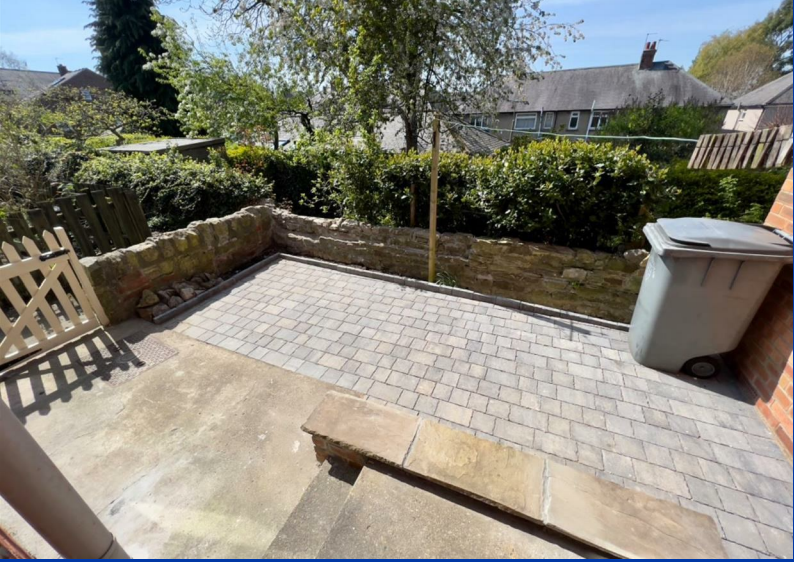
Estimated Mobile phone coverage – Please refer to the Ofcom Website - <https://www.ofcom.org.uk>

Estimated Broadband Download speeds – please refer to the Ofcom Website – <https://www.ofcom.org.uk>

Selective licencing area – No

Disclaimer: Our details have been compiled in good faith using publicly available sources and information obtained from the landlord prior to marketing. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities before making any financial commitments. Robinsons cannot accept liability for any information provided subsequent amendments or unintentional errors or omissions.

REDRESS



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Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	82
(69-80) C	
(55-68) D	65
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

DURHAM

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