



Musgrave Gardens, Gilesgate, DH1 1PN
3 Bed - House - Semi-Detached
£850 Per Calendar Month

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* THREE BEDROOM SEMI DETACHED HOUSE *
 GENEROUS PLOT IN A CUL-DE-SAC POSITION * WALKING
 DISTANCE TO DURHAM CITY, AMENITIES & TRANSPORT
 LINKS * WELL PRESENTED AND SPACIOUS * DOUBLE
 GLAZING & GCH * GARDENS & PARKING * SOUTHERLY
 REAR ASPECT * MUST BE VIEWED *

Briefly comprises: hallway, comfortable lounge with patio doors
 to the rear garden, kitchen breakfast room, rear porch and
 cloak/wc. The first floor has three bedrooms and bathroom/wc.

Gilesgate is an immensely popular village, boasting a prime
 location for those who enjoy leisurely walks to Durham City and
 along the riverside. Furthermore, its close proximity to the train
 station and the A690, offering access to the A1(M), makes it
 an excellent choice for commuters.

Within this charming village, you'll find a variety of local
 amenities such as shops, a convenience store, a welcoming
 public house, and a selection of take-away restaurants. For a
 broader shopping experience, the Dragonville retail park is just
 a short distance away, featuring numerous shops, a
 supermarket, and a petrol station. Additionally, Durham City
 centre offers a wealth of extra amenities and facilities.

Council Tax Band - B Annual Cost - £1,984

EPC Rating - E

BOND £900 | MINIMUM 6 MONTHS TENANCY

Specifications - Professionals Only, No Smokers and Pets
 Considered (Additionally £25pcm for Pet Rent)

Required Earnings: Tenant Income - £32,400 Guarantor Income
 (If Required) - £32,400

GROUND FLOOR

Hallway

Lounge

16'0 x 11'6 (4.88m x 3.51m)

Kitchen Diner

12'6 x 9'2 (3.81m x 2.79m)

WC

FIRST FLOOR

Bedroom

9'6 x 8'6 (2.90m x 2.59m)

Bedroom

11'3 x 9'2 (3.43m x 2.79m)

Bedroom

9'1 x 6'1 (2.77m x 1.85m)

Bathroom/WC

Agents Notes

Property Construction – Standard, non-traditional

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 (not metered)

Sewerage – Mains

Heating – Gas Central Heating/Electric/Oil

Estimated Mobile phone coverage – Please refer to the Ofcom

Website - <https://www.ofcom.org.uk>

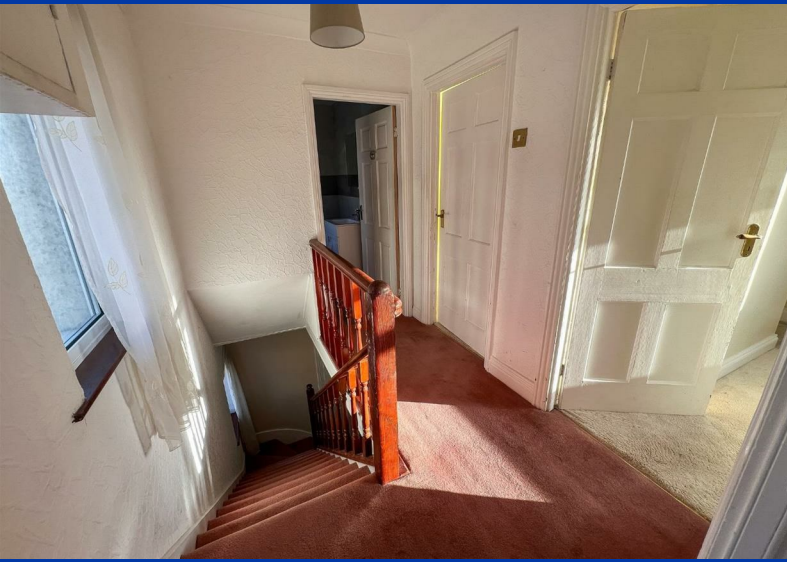
Estimated Broadband Download speeds – please refer to the
 Ofcom Website – <https://www.ofcom.org.uk>

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
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REDRESS

For Redress we subscribe to the Property Redress Scheme
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Musgrave Gardens

Approximate Gross Internal Area
797 sq ft - 74 sq m



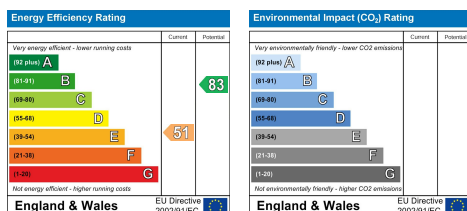
GROUND FLOOR

FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2025



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