



Edgar Grove, Bishop Auckland, DL14 7QL
2 Bed - House - End Terrace
£650 Per Calendar Month

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Robinsons are delighted to offer to the rental market this beautifully presented two double bedroom end-terrace home, complete with an enclosed rear garden. Recently redecorated and professionally cleaned throughout, the property offers a superb standard of accommodation and is ready for immediate occupation.

The home is warmed by gas central heating and benefits from UPVC double glazed windows throughout.

The internal accommodation briefly comprises an entrance hallway, a comfortable lounge, and a spacious kitchen/dining room fitted with a range of wall, base and drawer units, integrated hob and oven, together with space for additional appliances and a dining table.

To the first floor are two generous double bedrooms and a modern bathroom fitted with a three-piece suite including a shower over the bath.

Externally, the property enjoys a lawned front garden and an enclosed rear garden designed for easy maintenance, which also incorporates a useful brick-built shed.

Edgar Grove is conveniently situated in Bishop Auckland, within walking distance of the town centre, local amenities and excellent transport links.

Early viewing is highly recommended. Please contact Robinsons for further information or to arrange an internal viewing.

AGENTS 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 Central Heating

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

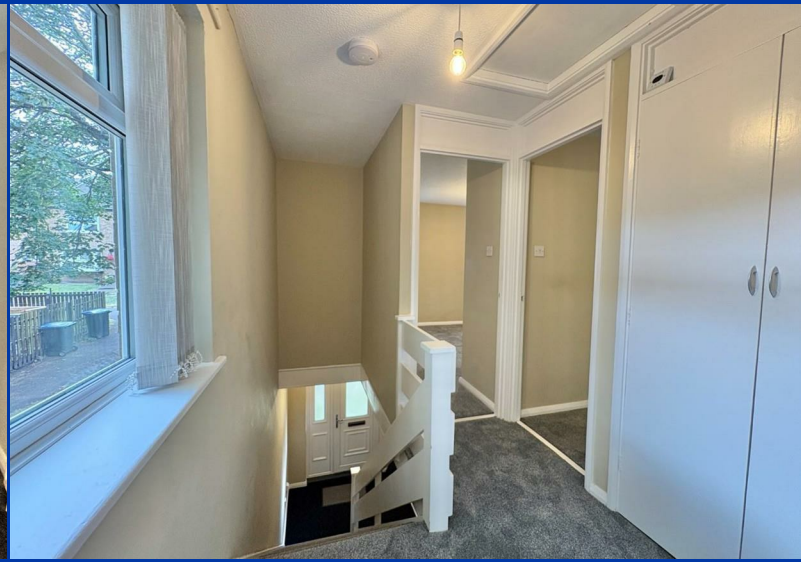
Council Tax: Durham County Council, Band A - Approx. £1748 p.a

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

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



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	70	75
(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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T: 0191 383 9994 (option1) (Lettings)

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The Wynd

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Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.

Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.



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