STUART EDWARDS









Geoffrey Avenue

Nevilles Cross, Durham City DH1 4PF

- STUDENT ACCOMMODATION 27/28
- 4 BEDROOMS
- SPACIOUS LOUNGE
- COMMUNAL BATHROOM & SEPARATE WC
- FRONT & REAR GARDENS
- TRADITIONAL SEMI DETACHED HOUSE
- DOWNSTAIRS CLOAKROOM/WC
- FULLY EQUIPPED MODERN KITCHEN
- GARAGE & DRIVEWAY
- £190 PER ROOM PER WEEK - UTILITIES INCLUDED

£190 Per Week

Council Tax Band: Exempt
EPC Rating: C

FULL DESCRIPTION
Superbly positioned within Neville's Cross, this traditional semi detached student home offers excellent access to Durham University buildings and key student amenities. The property sits within easy reach of the Science Site, Mount Joy and Bill Bryson Library, while the Durham Students' Union (DSU) is a straightforward walk or short bus ride away.
Neville's Cross remains one of Durham's most sought after student locations, with a wide range of local shops, cafés, takeaways, supermarkets and regular bus routes close by. Strong road links via the A167 and A690 provide convenient travel into Durham City Centre and towards surrounding areas, making this an ideal base for the 2027/2028 academic year.
£190 per room, per week – inclusive of water, broadband, TV, gas & electric Utilities are capped at £4,200 per annum.
The accommodation briefly comprises an entrance hallway, cloakroom/WC, a comfortable lounge, and a modern fully equipped kitchen, along with a ground floor bedroom featuring a bay window. Stairs from the hallway lead to the first floor landing, three further bedrooms, a communal bathroom, and a separate WC.
Externally, the property benefits from a driveway leading to a single garage, providing off road parking, along with gardens to the front and rear.
With its excellent location, inclusive utilities and strong student demand, early reservation is recommended to avoid disappointment.

SPACIOUS HALLWAY
Radiator and stairs with under stair storage cupboard leading to the first floor landing.

CLOAKROOM/WC
Close coupled wc, wah hand basin, radiator, half tiled walls and laminate flooring.

LOUNGE
14'4" x 11'8"
Radiator, feature fireplace, sofas, chair, coffee table, TV with stand and table with seating.

KITCHEN
8'2" x 8'2"
Modern shaker style kitchen with laminate worktops and inset stainless steel sink with mixer tap. Fully equipped and having all appliances. Tiled splashbacks, laminate flooring and radiator.

BEDROOM 1
10'11" x 12'4"
Double bed, wardrobe, bedside table, desk with chair and radiator.

LANDING

BEDROOM 2
10'11" x 13'10"
Fireplace, radiator, double bed, bedside table, wardrobe, chest of drawers and desk with chair.

BEDROOM 3
11'10" x 11'0"
Radiator, double bed, bedside table, wardrobe, chest of drawers and desk with chair.

BEDROOM 4
8'3" x 10'0"
Bed, bedside table, chest of drawers, bulk-head storage cupboard and desk with chair.

BATHROOM
White suite comprising: pedestal wash hand basin, panel bath with electric shower over and glass screen, tiled walls and laminate flooring.

SEPARATE WC

GARAGE & DRIVEWAY
Providing off road parking







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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.