

STUART EDWARDS



Fieldhouse Lane

, Durham City DH1 4NB

- STUDENT ACCOMMODATION 2027/2028
- 3 BEDROOMS
- SHOWER ROOM
- ENCLOSED REAR YARD – IDEAL FOR BIKES OR OUTDOOR SPACE
- INCLUSIVE OF BILLS
- WELL-LOCATED GROUND FLOOR FLAT IN QUIETER CITY CENTRE SETTING
- COMFORTABLE LOUNGE & MODERN FULLY EQUIPPED KITCHEN
- DRIVEWAY WITH SOME OFF-ROAD PARKING
- £190 PER ROOM PER WEEK
- GOOD BUS LINKS ACROSS DURHAM

£190 Per Week



Council Tax Band: Exempt
EPC Rating: D

FULL DESCRIPTION

Situated in a quieter corner of Durham City Centre, this well presented three bedroom student flat offers a calm residential setting while remaining superbly placed for access to key Durham University buildings. Students benefit from excellent proximity to the Law School, Collingwood College, the Science Site, Bill Bryson Library and Elvet Riverside, all reachable on foot or via regular nearby bus routes. The Durham Students' Union (DSU) is also easily accessed, making this an ideal base for academic and social life. The accommodation comprises a comfortable lounge, a modern fully equipped kitchen, three bedrooms, and a shower room. Externally, the property offers a driveway providing some off road parking and an enclosed rear yard, useful for bike storage or outdoor seating. Fieldhouse Lane is well connected to local shops, cafés, takeaways, supermarkets and city centre amenities, ensuring day to day convenience. Bus routes close by provide quick links across Durham, while excellent road connections to the A690, A177 and A1(M) make wider travel straightforward. The flat benefits from gas central heating and UPVC double glazing, and is offered at £190 per room per week, inclusive of water, broadband, TV, gas and electric. With its central yet peaceful location, inclusive utilities and excellent access to university sites, early reservation is strongly recommended to avoid disappointment.

ENTRANCE HALLWAY

LOUNGE

16'7" x 9'11"
Two sofas, table with chairs, TV with stand and radiator.

KITCHEN

11'3" x 9'9"
Range of modern wall and floor units with laminate worktops and inset stainless steel sink with mixer tap. Fully equipped and having all appliances, tiled splashbacks, tiled flooring and double radiator.

BEDROOM 1

12'8" x 7'9"
Bed, bedside table, wardrobe, chest of drawers, desk with chair and radiator.

BEDROOM 2

12'0" x 7'11"
Bed, bedside table, wardrobe, chest of drawers, desk with chair and radiator.

BEDROOM 3

9'7" x 7'9"
Bed, bedside table, wardrobe, chest of drawers, desk with chair and radiator.

SHOWER ROOM

Close coupled wc, pedestal wash hand basin, shower cubicle, décor panelled splashbacks, tiled flooring and double radiator.

DRIVEWAY

REAR YARD

EPC INFORMATION

EPC Rating - D
EPC Link - <https://find-energy-certificate.service.gov.uk/energy-certificate/8298-5116-7129-6227-3083>

IMPORTANT INFORMATION

Please note that all sizes have been measured with an electronic measure tape and are approximations only. Under the terms of the Misdescription Act we are obliged to point out that none of these services have been tested by ourselves. We cannot vouch that any of the installations described in these particulars are in perfect working order. We present the details of this property in good faith and they were accurate at the time of which we inspected the property. Stuart Edwards for themselves and for the vendors or lessors of this property whose agents they are, give notice, that: (1) the particulars are produced in good faith, are set out as a general guide only, and do not constitute any part of a contract; (2) no person in the employment of Stuart Edwards has the authority to make or give any representation or warranty in relation to this property.



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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.