





**Claypath, Claypath, DH1 1QS**
**1 Bed - Cottage**
**O.I.R.O £160,000**

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EXCELLENT INVESTMENT OPPORTUNITY – CURRENTLY GENERATING £11,700 PER ANNUM ** CHARMING 18TH CENTURY CITY CENTRE COTTAGE **

An excellent opportunity to acquire this charming one-bedroom period cottage, believed to date back to the 18th century, ideally positioned within a secluded courtyard in the heart of historic Durham City Centre, just a short stroll from the Market Place.

Currently tenanted and generating a rental income of £11,700 per annum, the property represents an attractive investment opportunity in a highly sought-after central location.

Full of character and charm, the cottage is well-presented with accommodation arranged over two floors and briefly comprises a comfortable lounge and a breakfasting kitchen to the ground floor. To the first floor is a generous double bedroom with an en-suite bathroom and shower.

The property enjoys a peaceful courtyard setting whilst being just minutes from Durham's excellent range of shops, restaurants, cafés, cultural attractions and transport links.

Combining period charm with modern improvements, a prime city centre location and an established rental income, this delightful cottage is an ideal addition to an investment portfolio.

**Agent Notes**
Council Tax: Durham County Council, Band B - Approx. £2039 p.a
Tenure: Assumed Freehold - To be clarified by your legal representative.
Estate Management Charge – NA

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

Building Safety – The Vendor is not aware of any Building Safety issues. However, we would recommend that the purchaser engages the services of a chartered surveyor to confirm.
Restrictions – If there are any covenants which may affect the property, they would be within the Land Registry Title Register which is available for inspection via the Land Registry or your legal representative.
Selective licencing area – No
Probate – NA
Rights & Easements – None known.
Flood risk – Refer to the Gov website - https://www.gov.uk/check-long-term-flood-risk
Coastal Erosion – Refer to the Gov website - https://www.gov.uk/check-coastal-erosion-management-in-your-area
Protected Trees – None known.
Planning Permission – Nothing in the local area to affect this property that we are aware of.
Mining Area – Coal Mining Reporting Area, further searches may be required by your legal representative.

Disclaimer: Our details have been compiled in good faith using publicly available sources and information obtained from the vendor 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.

HMRC Compliance requires all estate agents to carry out identity checks on their customers, including buyers once their offer has been accepted. These checks must be completed for each purchaser who will become a legal owner of the property. An administration fee of £60 (inc. VAT) per individual purchaser applies for carrying out these checks.



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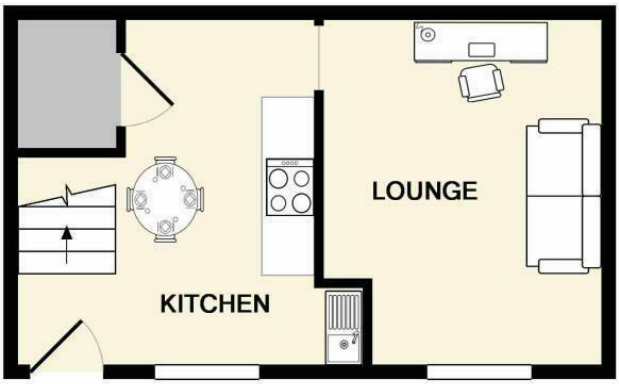
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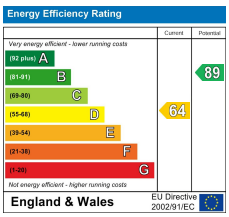


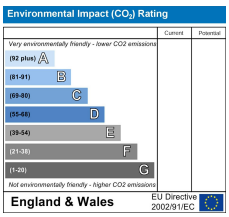

GROUND FLOOR




1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.

RICS

ARLA Association of Residential Letting Agents

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