

# East Block

Witton Gilbert DH7 6TB

£700 Per Month

Venture PROPERTIES









This footer paragraph is an example only and should not be relied upon as complying with current legislation. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



This footer paragraph is an example only and should not be relied upon as complying with current legislation. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

# East Block

## Witton Gilbert DH7 6TB




- Available on an unfurnished basis
- EPC RATING - TBC
- Underfloor heating to the ground floor
- Sought after village location
- Modern kitchen/diner
- Combi gas central heating boiler
- Two bedrooms
- Spacious living room with feature fireplace
- Rear courtyard with outbuilding

Early viewing is essential to take advantage of the opportunity to rent this well presented, mid terraced house with two bedrooms, situated in the sought after village of Witton Gilbert.

Having a lovely homely feel, a welcoming entrance hallway leads to a generous living room with impressive inglenook fireplace and an open plan kitchen and dining room. To the first floor are two double bedrooms and a modern four piece bathroom. Externally there is an enclosed yard with outbuilding.

The property occupies a central position within this popular village which offers a range of local amenities. It also offers excellent road and public transport links.

### GROUND FLOOR

### AGENTS NOTE
Please note that the decor and some fittings may differ from the marketing photos due to changes made during the existing tenancy.

### Entrance Hall
With stairs leading to the first floor and internal door to the living room.

### Living Room
16'0" x 15'1" (4.88 x 4.60)
Spacious living area with an impressive inglenook fireplace with gas stove, laminate flooring, under stair storage cupboard, telephone point, TV point, under floor heating and UPVC double glazed window to the front.

### Open Plan Kitchen/Dining Room
15'1" x 8'9" (4.60 x 2.67)
Fitted with a range of modern wall and floor units having contrasting work tops incorporating a stainless steel sink and drainer unit with mixer tap, a built in stainless steel oven and integrated washing machine. Further features include tiled splash backs, wall mounted combi gas central heating boiler, underfloor heating, a UPVC double glazed window to the rear and UPVC double glazed french doors to the rear yard.

### FIRST FLOOR

### Landing
With storage cupboard and loft access.

### Bedroom One
12'1" x 10'11" (3.70 x 3.35)
Spacious double bedroom with a UPVC double glazed window to the front, storage cupboard and radiator.

### Bedroom Two
9'3" x 8'0" (2.82 x 2.46)
Well proportioned bedroom with a UPVC double glazed window to the rear and radiator.

### Bathroom/WC
11'8" x 6'8" (3.56 x 2.04)
Fitted with panelled bath, separate cubicle with with mains fed shower, pedestal hand wash basin and WC. Having a chrome heated towel rail, UPVC double glazed opaque window to the rear, laminate flooring, recessed spotlighting, an extractor fan and tiled splash backs.

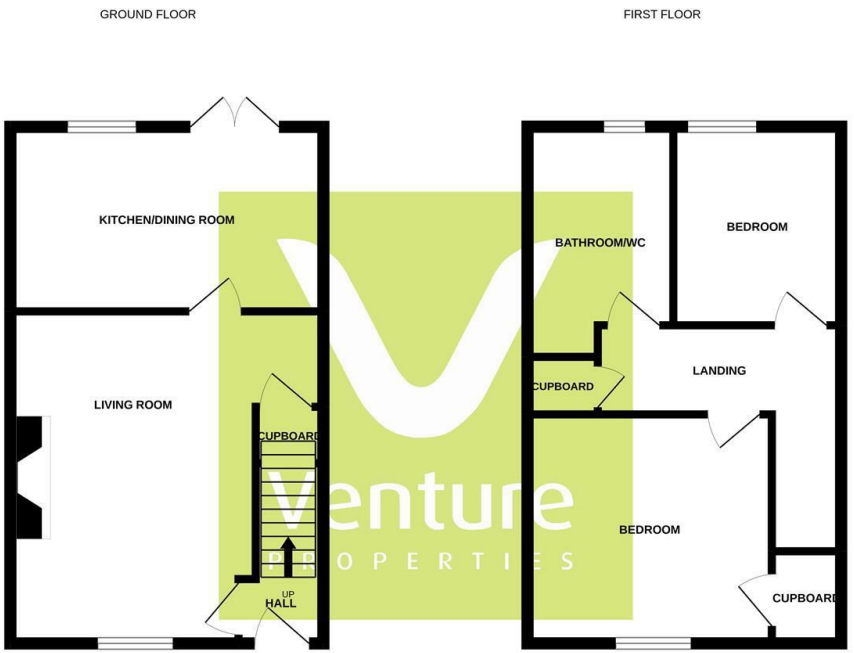
### EXTERNAL
With a wall enclosed yard having a rear access gate and outbuilding.

### Tenant Information
All of our rental properties require a Holding Deposit equivalent to 1 week's rent. The Tenant is entitled for this Holding Deposit to be repaid within 15 calendar days of their application proceeding. However, in most cases we hope to repay this to the Tenant on the day you move in and this will be deducted from your first month's rent. This will need to be agreed with the Tenant during the application process.

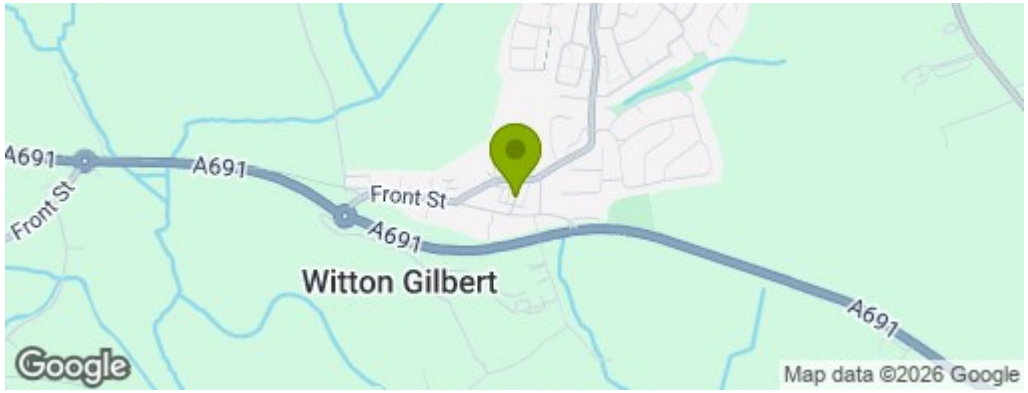
You will lose your Holding Deposit if any of the following occurs:
1. You give us false or misleading information. For example, incorrect salary/income details or you fail to tell us about a CCJ.
2. You fail a Right to Rent check and are not eligible to reside in the UK.
3. You withdraw your application.
4. You drag your feet during the application process.

All of our rental properties will require a Security Deposit, payable on the day you move in, equivalent to one months rent.

### Bond/Deposit
The security deposit (bond) amount is equivalent to 4 weeks rent.




Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
Made with Metropix ©2022




## Property Information

0191 372 9797

1 Whitfield House, Durham, DH7 8XL
durham@venturepropertiesuk.com