



Kenilworth, Great Lumley, DH3 4LZ
3 Bed - Bungalow - Semi Detached
£1,000 Per Month

ROBINSONS
SALES • LETTINGS • AUCTIONS • SURVEYS

Kenilworth

Great Lumley, DH3 4LZ

Robinsons have the pleasure of offering to the rental market this beautifully presented unfurnished three bedroom semi-detached bungalow. The property has undergone a programme of refurbishment in recent years and has been finished to an excellent standard with quality fixtures and fitting throughout. It is warmed by gas central heating and has UPVC double glazed windows.

The internal accommodation comprises; Entrance hallway, lounge with bi-folding doors to the rear garden. Kitchen/dining room with a range of modern wall, base and drawer units with space for dining table. Three well-proportioned bedrooms and a beautifully re-fitted shower room.

Outside there is a garden and driveway to the front, while at the rear an enclosed garden with lawned grass, patio area and flower beds.

Contact Robinsons for further information and to arrange an internal viewing.

Great Lumley is one of the area's most sought-after villages, offering an excellent range of local shops, supermarkets, cafés, pubs and everyday amenities. The village is particularly popular with families due to its well-regarded primary schools and convenient access to secondary schooling in nearby Chester le Street. Excellent transport links via the A1(M) and A693 provide straightforward commuting to Durham, Newcastle, Sunderland and surrounding areas. Riverside Park, Emirates Riverside Cricket Ground and Chester le Street town centre are all just a short drive away, while nearby countryside walks and the River Wear offer plenty of opportunities for outdoor recreation, making Great Lumley an excellent place to call home.

****Specification: Unfurnished****

****Required earnings: Tenant Income £36,000 Guarantor Income £36,000 (if required)****

Bond £1000













Hallway

Lounge

Dining Kitchen

Bedroom

Bedroom

Bedroom

Bathroom

EXTERNAL

Outside there is a garden and driveway to the front, while at the rear an enclosed garden with lawned grass, patio area and flower beds.

AGENT NOTES

Council Tax: Durham County Council, Band C Annual Price APPROX £2,331

EPC - D

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>

Flood risk – refer to the Gov website - <https://www.gov.uk/check-long-term-flood-risk>

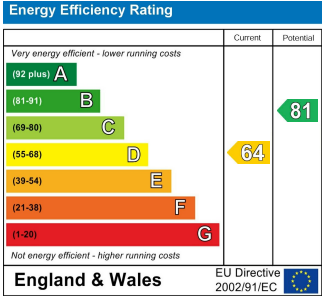
Coastal Erosion – refer to the Gov website - <https://www.gov.uk/check-coastal-erosion-management-in-your-area>

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.

REDRESS

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





For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. 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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