



Oswald Court, Durham City, DH1 3DH  
3 Bed - House - Semi-Detached  
£310,000

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# Oswald Court

## Durham City, DH1 3DH

No Upper Chain \*\* Rare Opportunity \*\* Large Plot \*\* Good Extension Potential (subject to consent) \*\* City Centre Location \*\* Well Presented \*\* Garage & Ample Driveway Parking \*\* Upvc Double Glazing & GCH \*\* Generous Gardens \*\* Private & Sunny Rear Aspect \*\* Early Viewing Advised \*\*

The floor plan comprises; entrance hallway, lounge dining room, modern fitted kitchen with door out to the rear garden. The first floor has three bedrooms and bathroom/WC. Outside are large gardens, ample parking and single garage. The rear enjoys a private and sunny rear aspect.

\*\* This is not, and has not been utilised as student accommodation, and any potential buyers should be aware that it is situated within an article 4 area. If the property is required as a house of multiple occupation (HMO), then planning permission will be required. Information is available via Durham County Council and their website.\*\*

Oswald Court is within walking distance of the city centre. Durham, an historic city known for its stunning architecture, including the iconic Durham Cathedral and Castle, both UNESCO World Heritage Sites. The city offers a mix of period properties, charming cottages, modern apartments, and family homes, appealing to a variety of buyers, from professionals and academics to families and retirees. With Durham University being one of the top universities in the UK, the city attracts students and faculty. The city centre is vibrant, with shops, cafes, and cultural attractions, while the surrounding areas provide more suburban and rural living options. Durham's good transport links, including rail connections to Newcastle and London, enhance its appeal for commuters and investors alike.



















## GROUND FLOOR

### Hallway

### Lounge Dining Room

22'7" x 12'6" (6.89 x 3.82)

### Kitchen

9'6" x 8'10" (2.9 x 2.7)

## FIRST FLOOR

### Bedroom

11'0" x 9'3" (3.36 x 2.82)

### Bedroom

11'3" x 11'1" (3.43 x 3.38)

### Bedroom

9'5" x 8'0" (2.88 x 2.44)

### Bathroom/WC

### Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 16 Mbps, Superfast 80 Mbps, Ultrafast 9000 Mbps

Mobile Signal/Coverage: Good/Average

Tenure: Freehold

Council Tax: Durham County Council, Band C - Approx. £2,161 p.a

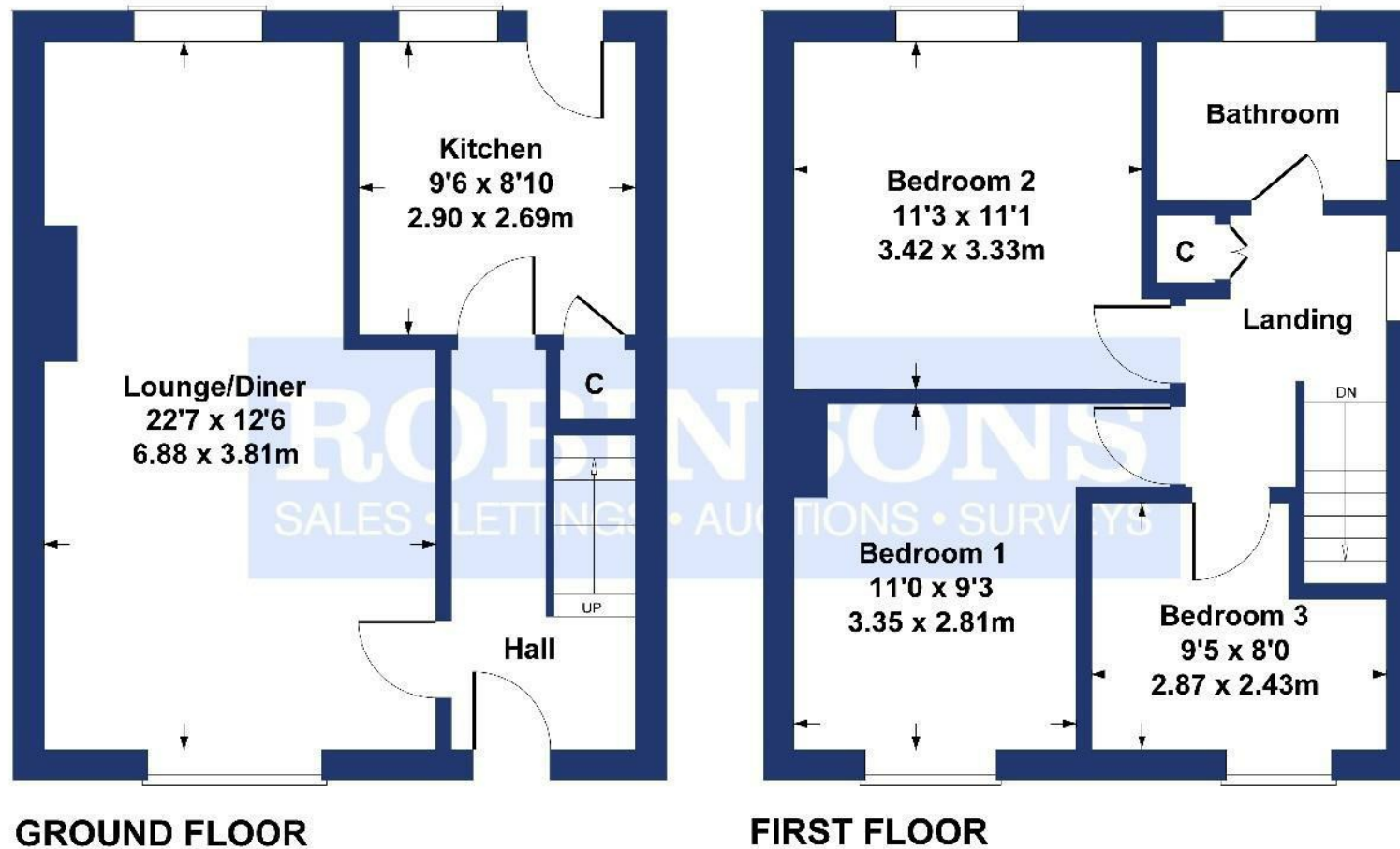
Energy Rating: D

Disclaimer: The preceding details have been sourced from the seller and OnTheMarket.com. 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. Robinsons cannot accept liability for any information provided.



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Approximate Gross Internal Area  
850 sq ft - 79 sq m



## SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2024

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(82 plus) <b>A</b>		<b>79</b>
(81-81) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

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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