



Beverley Close, Coxhoe, DH6 4JE  
3 Bed - House - Semi-Detached  
O.I.R.O £135,000

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## Beverley Close Coxhoe, DH6 4JE

No Chain \*\* Popular Village Location \*\* Outskirts of Durham \*\* Good Road Links & Amenities \*\* Gardens, Garage & Driveway \*\* Double Glazing & GCH \*\* Early Viewing Advised \*\*

The floor plan comprises; entrance hallway, comfortable lounge, through dining room, fitted kitchen with door to the side external. The first floor has three bedrooms and modern bathroom/WC. Outside, there are front and rear gardens, driveway and garage.

Coxhoe is a well-established and popular village in Durham, situated approximately five miles south of Durham City. It close to both countryside and major urban centres, making it appealing to a wide range of buyers looking for village life with convenience.

The village provides a good selection of local amenities to support day-to-day living, including a Co-operative supermarket, independent shops, a post office, chemist, cafés, takeaways and public houses. There are also healthcare facilities nearby, along with leisure provision such as Active Life @ Coxhoe, which offers gym and sports facilities.

Coxhoe is well served by public transport, with regular bus services connecting the village to Durham City, Bishop Auckland, Hartlepool and surrounding areas. For road users, the village is particularly well placed, with easy access to the A177 and nearby links to the A1(M). This allows straightforward travel north and south, with Durham City, Newcastle, Teesside and other key regional centres all within comfortable commuting distance.









## GROUND FLOOR

### Hallway

### Lounge

13'09 x 12'02 (4.19m x 3.71m)

### Dining Room

10'03 x 10'0 (3.12m x 3.05m)

### Kitchen

11'11 x 7'10 (3.63m x 2.39m)

## FIRST FLOOR

### Bedroom

13'02 x 11'06 (4.01m x 3.51m)

### Bedroom

10'09 x 10'03 (3.28m x 3.12m)

### Bedroom

9'08 x 6'09 (2.95m x 2.06m)

### Bathroom/WC

8'02 x 5'04 (2.49m x 1.63m)

### Agents Notes

Council Tax: Durham County Council, Band A - Approx. £1701 p.a

Tenure: Freehold

Estate Management Charge – NA

Property Construction – Standard

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 – Covenants which affect the property are within the Land Registry Title Register which is available for inspection.

Selective licencing area – No

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. Check with seller.

Accessibility/Adaptations – None known

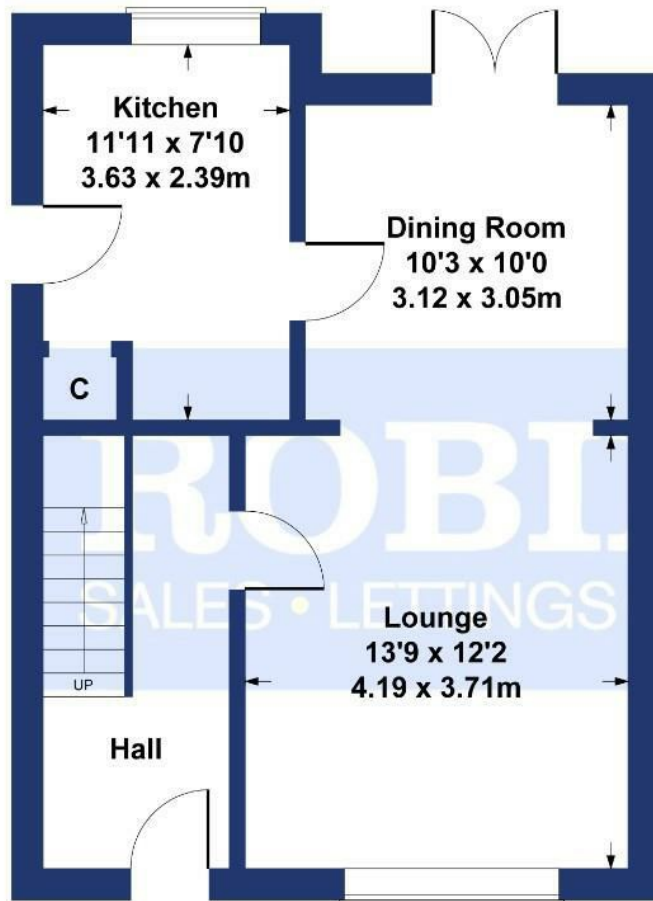
Mining Area – Coal Mining Reporting Area, further searches may be required by your legal representative.

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.

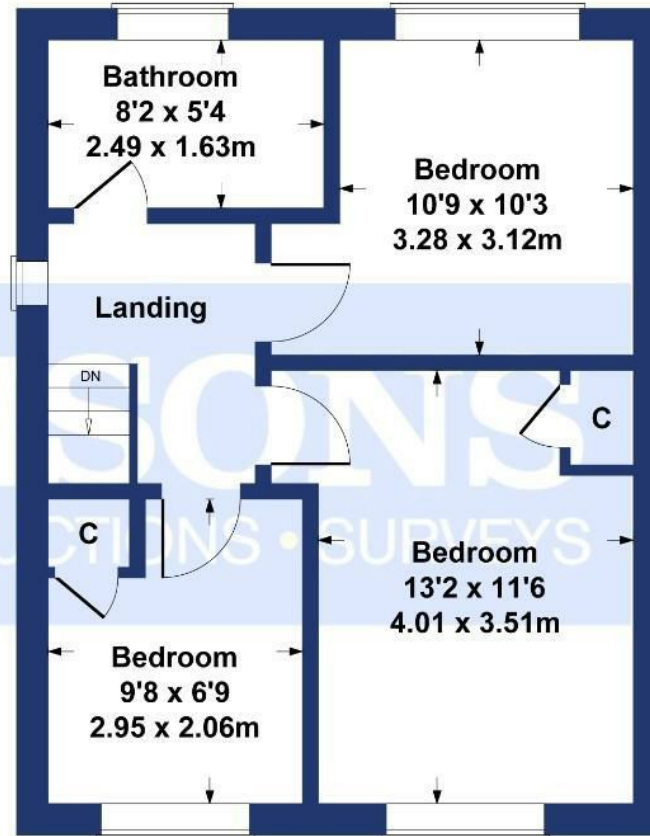
HMRC Compliance requires all estate agents to carry out identity checks on their customers, including buyers once their offer has been accepted. These checks must be completed for each purchaser who will become a legal owner of the property. An administration fee of £30 (inc. VAT) per individual purchaser applies for carrying out these checks.

# Beverley Close

Approximate Gross Internal Area  
916 sq ft - 85 sq m



**GROUND FLOOR**



**FIRST FLOOR**

## 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. 2026

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <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>                  |                         |           |
|                                             | 65                      | 80        |
|                                             | 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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