



Belgrave Court, Coxhoe, DH6 4BH
2 Bed - House - Mid Terrace
O.I.R.O £115,000

ROBINSONS
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Belgrave Court Coxhoe, DH6 4BH

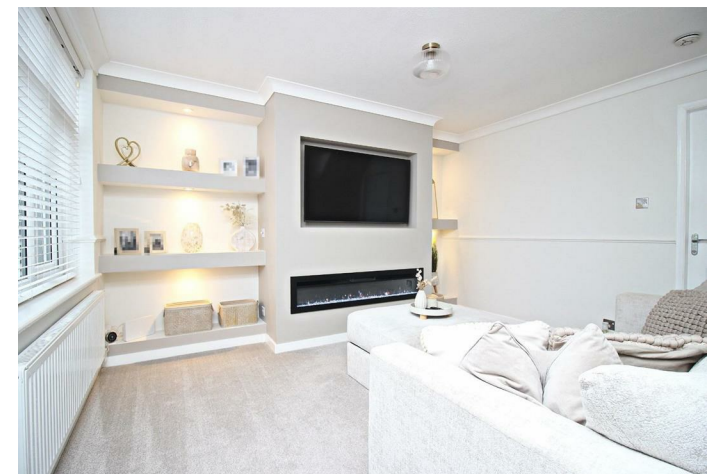
* STUNNING PROPERTY * IDEAL STARTER OR SMALL FAMILY HOME * BUY-TO-LET POTENTIAL * POPULAR VILLAGE LOCATION * ENCLOSED REAR GARDEN / POSSIBLE PARKING * MUST BE VIEWED *

This well-presented home offers comfortable and practical accommodation, making it ideal for first-time buyers, small families or investors. The property is situated in a pleasant position and benefits from a modern interior along with useful outdoor space.

The floorplan comprises an entrance vestibule, comfortable lounge with feature wall incorporating inset lighting, and a modern fitted kitchen and dining area with a range of units and contrasting work surfaces. There is also a useful under-stair storage cupboard and access out to the rear courtyard. To the first floor there are two bedrooms and a bathroom fitted with a modern suite including a shower over the bath.

Externally, the property enjoys an open aspect to the front, while to the rear there is an enclosed courtyard garden with gated access, which could be used for off-street parking if required.

Belgrave Court occupies a pleasant position on the outskirts of the village and offers convenient access to local shops and everyday amenities. More extensive facilities are available in nearby Durham City and Sedgefield, both of which provide a wide range of retail, leisure and dining options. The location is particularly well suited for commuters, with excellent access to the A177, A1(M) at Bowburn, and strong road links to Durham, Teesside and surrounding areas, making it a practical and well-connected place to live.











GROUND FLOOR

Entrance

Lounge

11'5" x 12'9" (3.5 x 3.9)

Dining Kitchen

14'9" x 6'6" (4.5 x 2)

FIRST FLOOR

Landing

Bedroom

11'5" x 9'6" (3.5 x 2.9)

Bedroom

8'10" x 6'10" (2.7 x 2.1)

Bathroom

AGENT'S NOTES

Council Tax: Durham County Council, Band A - Approx. £1,701 p.a

Tenure: Freehold

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 – We are 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

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.

Accessibility/Adaptations – no

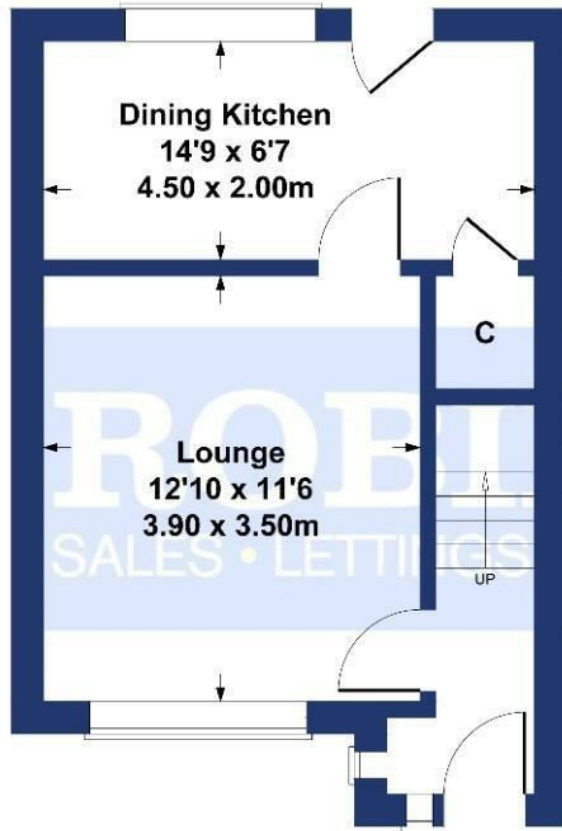
Mining Area – Coal Mining Reporting Area, further searches may be required by your legal representative.

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.

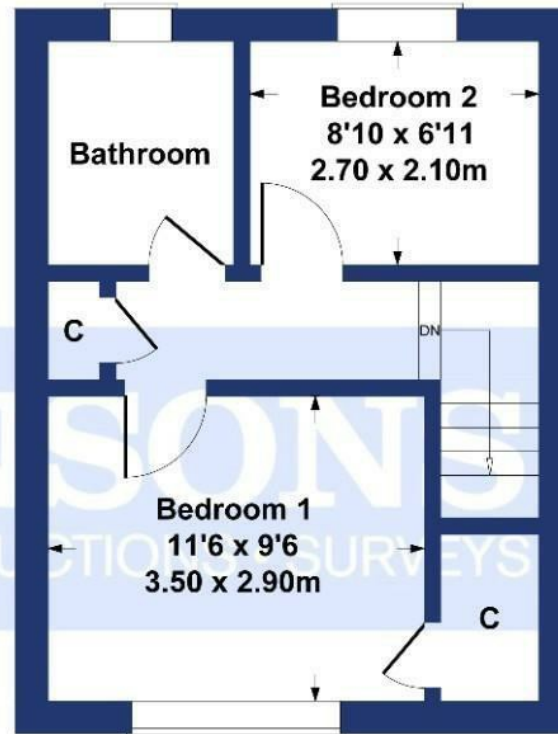
HMRC Compliance requires all estate agents to carry out identity checks on their customers, including buyers once their offer has been accepted. These checks must be completed for each purchaser who will become a legal owner of the property. An administration fee of £30 (inc. VAT) per individual purchaser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

Belgrave Court

Approximate Gross Internal Area
603 sq ft - 56 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. 2024

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		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.

