

Prince Charles Avenue, Bowburn, DH6 5DW
2 Bed - House - Terraced
£109,995

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Ideal Investment - Currently Tenanted £550pcm ** Two Parking Spaces ** Popular Location ** Outskirts of Durham ** Good Road Links ** Double Glazing & GCH ** Enclosed Rear Garden **

**** The images are from prior to the current tenancy ****

The accommodation briefly comprises: entrance hall, cloakroom/wc, fitted kitchen dining room, lounge with french doors opening to the rear garden. On the first floor there are two bedrooms and a family bathroom/wc. There is a front garden, two parking spaces and an enclosed rear garden with pleasant patio area.

The property is situated close to a range of local shops and amenities which are available within Bowburn as well as nearby Coxhoe, while there are a more comprehensive range of shopping and recreational facilities and amenities available within Durham City centre which lies approximately 3 miles distant. Bowburn is also ideally placed for commuting purposes as it lies within easy driving distance of the A1(M) Motorway Interchange which offers good road links to both North and South.







Agents Notes

Council Tax: Durham County Council, Band B - Approx. £2039 p.a
Tenure: Freehold
Estate Management Charge – No
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 – Any covenants which may affect the property would be within the Land Registry Title Register which is available for inspection via the Land Registry.
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 £42 (inc. VAT) per individual purchaser applies for carrying out these checks.





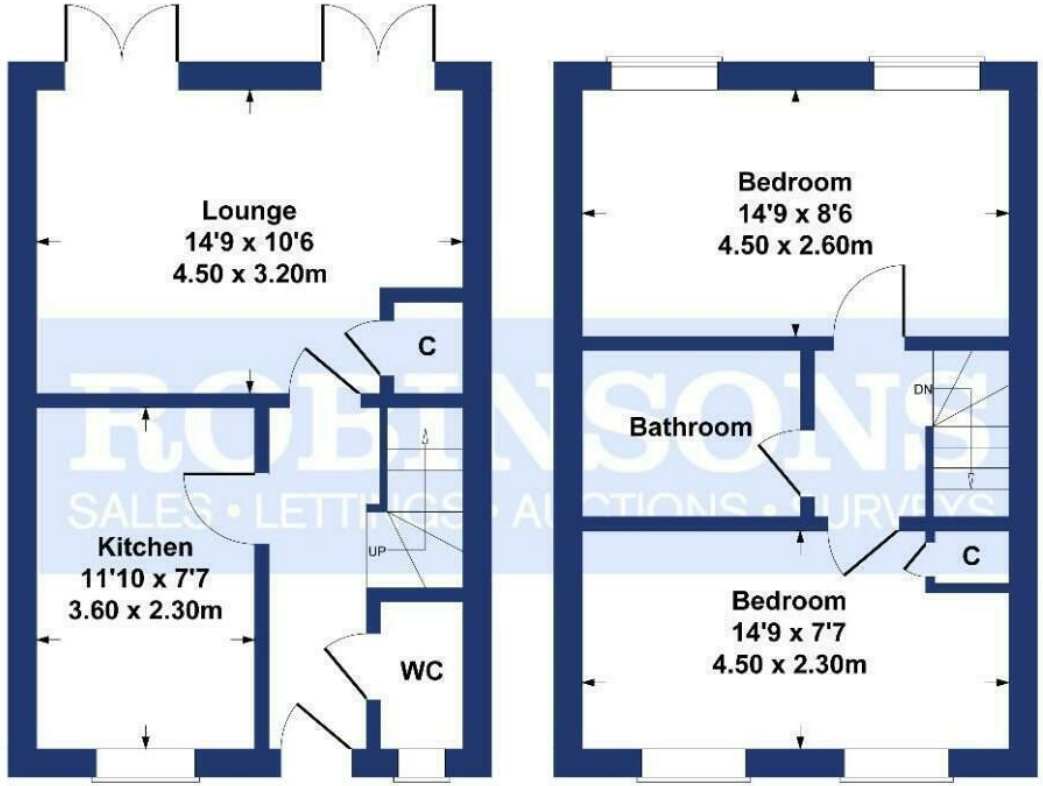


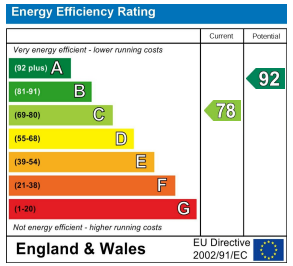




Prince Charles Avenue

Approximate Gross Internal Area
678 sq ft - 63 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

Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract. 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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