



Wylam Street, Bowburn, DH6 5BD
2 Bed - House - Mid Terrace
O.I.R.O £79,950

ROBINSONS
SALES • LETTINGS • AUCTIONS • SURVEYS

Ideal Investment Property - Currently Tenanted £525pcm **
 Popular Village Location ** Close to Durham & A1(M) ** Well
 Presented ** Two Bedrooms ** Rear Yard With Possible
 Parking ** Double Glazing & GCH Via Combi ** Early Viewing
 Advised **

The property briefly comprises: comfortable lounge, modern
 fitted kitchen diner with built in cooking facilities and door to the
 rear enclosed yard. The first floor has two bedrooms and
 bathroom/wc with over bath shower. The rear yard has the
 potential to provide off street parking.

Bowburn has a range of local shops and amenities available,
 with a more comprehensive range of shopping and recreational
 facilities and amenities available within Durham City Centre
 which lies approximately 3 miles distant. Bowburn is well
 placed for commuting purposes as it lies a short drive from the
 A1(M) Motorway Interchange which provides good road links to
 both North and South.

Agents Notes

Council Tax: Durham County Council, Band A - Approx. £1748
 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 – If there are any covenants which may affect the
 property, they would be within the Land Registry Title Register
 which is available for inspection via the Land Registry or your
 legal representative.

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.



OUR SERVICES

Mortgage Advice

Conveyancing

Surveys and EPCs

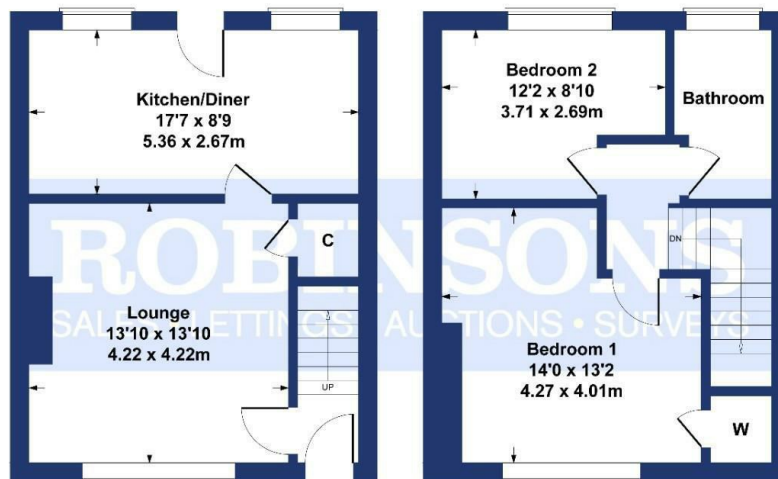
Property Auctions

Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Wylam Street
Approximate Gross Internal Area
812 sq ft - 75 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. 2021

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		87
	68	
EU Directive 2002/91/EC		

England & Wales

DURHAM

1-3 Old Elvet
DH1 3HL

T: 0191 386 2777 (Sales)

T: 0191 383 9994 (option1) (Lettings)

E: info@robinsonsdurham.co.uk

DURHAM REGIONAL HEAD OFFICE

19A old Elvet
DH1 3HL

T: 0191 383 0777

E: info@robinsonsdurham.co.uk

CHESTER-LE-STREET

45 Front Street
DH3 3BH

T: 0191 387 3000

E: info@robinsonscs.co.uk

BISHOP AUCKLAND

120 Newgate Street
DL14 7EH

T: 01388 458111

E: info@robinsonsbishop.co.uk

CROOK

Royal Corner
DL15 9UA

T: 01388 763477

E: info@robinsonscrook.co.uk

SPENNYMOOR

11 Cheapside
DH16 6QE

T: 01388 420444

E: info@robinsonsspenny Moor.co.uk

SEDFIELD

3 High Street
TS21 2AU

T: 01740 621777

E: info@robinsonssedgefield.co.uk

WYNYARD

The Wynd
TS22 5QQ

T: 0174 064 5444

E: info@robinsonswynyrd.co.uk

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.



ROBINSONS

SALES • LETTINGS • AUCTIONS

1 Old Elvet, Durham City, Durham, DH1 3HL | Tel: 0191 386 2777 | info@robinsonsdurham.co.uk

www.robinsonsestateagents.co.uk