



Bow Street, Bowburn, DH6 5AL
2 Bed - House - Mid Terrace
O.I.R.O £75,000

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Bow Street Bowburn, DH6 5AL

No Upper Chain ** Popular Location ** Outskirts of Durham ** Close to A1(M) & Amenities ** Ideal Starter or Investment Property ** Double Glazing & GCH ** Some General Updating Required ** Two Reception Rooms & Two Large Double Bedrooms ** Modern Bathroom/WC ** Early Viewing Advised **

The floor plan comprises: entrance hallway, two good size reception rooms, galley style kitchen with door out to the rear enclosed yard, and a modern downstairs bathroom/WC including over bath shower. The first floor has two large double bedrooms, which has the potential to be remodelled to create another bedroom and/or bathroom subject to the usual consents.

Bow Street forms part of several rows of Terraced properties, situated in the village of Bowburn. There are a range of local shops and amenities available, with a more comprehensive range of shopping, 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. Additionally, there is easy pedestrian access to the local, recently constructed Primary School.









GROUND FLOOR

Hallway

Reception

11'08 x 10'11 (3.56m x 3.33m)

Reception

15'02 x 12'0 (4.62m x 3.66m)

Kitchen

9'09 x 6'11 (2.97m x 2.11m)

Bathroom/WC

6'11 x 5'07 (2.11m x 1.70m)

FIRST FLOOR

Bedroom

15'02 x 12'0 (4.62m x 3.66m)

Bedroom

15'02 x 10'11 (4.62m x 3.33m)

Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

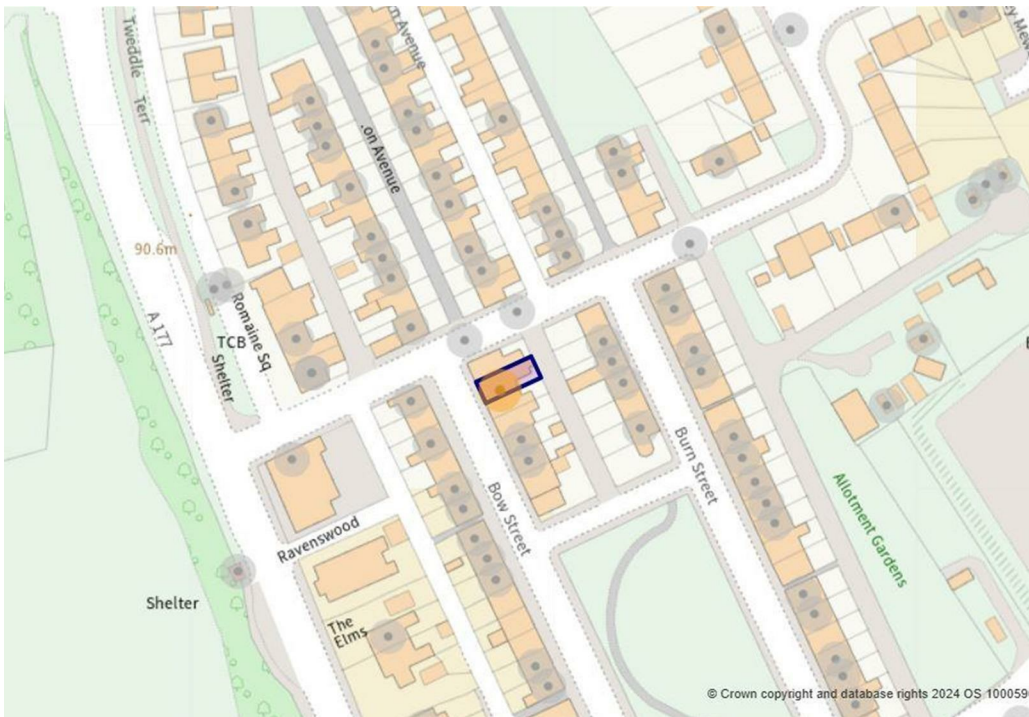
Broadband: Basic 15 Mbps, Superfast 80 Mbps, Ultrafast 9000 Mbps

Mobile Signal/Coverage: Good

Tenure: Freehold

Council Tax: Durham County Council, Band A - Approx. £1621 p.a

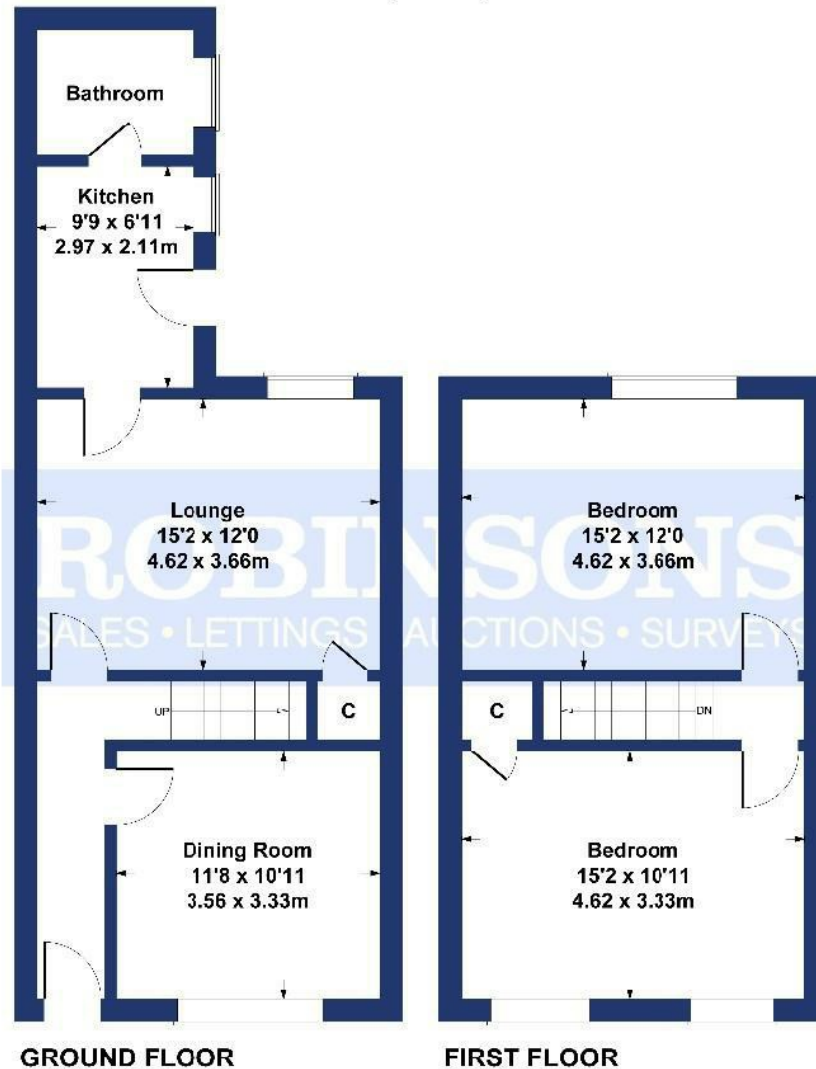
Energy Rating: D



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.

Bow Street

Approximate Gross Internal Area
917 sq ft - 85 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		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D	64	
(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.



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