



Hadleigh Court, Coxhoe, DH6 4SJ
2 Bed - House - Semi-Detached
O.I.R.O £124,950

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Ideal First Home or Young Family Property ** Popular Village Development ** Pleasant Cul-de-Sac Position ** Private Rear Aspect ** Ample Driveway Parking ** Further Potential ** Outskirts of Durham

This attractively positioned home is pleasantly situated within a popular residential development, enjoying a quiet cul-de-sac setting and a generous level of privacy to the rear. An excellent opportunity for first-time buyers or young families, the property also offers scope for further improvement.

The well-planned accommodation comprises an entrance hall leading to a comfortable lounge with a versatile study area or space for a small dining table. To the rear, the fitted kitchen benefits from patio doors opening directly onto the garden and patio area, creating a great space for everyday living and entertaining.

To the first floor are two well-proportioned double bedrooms and a modern bathroom/WC fitted with an over-bath shower.

Externally, the property boasts ample driveway parking and a generous rear garden which enjoys a pleasant, private outlook. Additional benefits include UPVC double glazing and gas central heating. Early viewing is highly recommended.

Coxhoe is a well-established and popular village located approximately five miles south of Durham City. It offers an appealing balance of village life with excellent access to surrounding countryside and major urban centres.

The village provides a good range of everyday amenities including a Co-operative supermarket, independent shops, post office, chemist, cafés, takeaways and public houses. Healthcare facilities are close by, along with leisure provision such as Active Life @ Coxhoe, offering gym and sports



GROUND FLOOR

Hallway

Lounge

17'4 x 12'0 (5.28m x 3.66m)

Kitchen

11'10 x 6'9 (3.61m x 2.06m)

FIRST FLOOR

Bedroom

12'0 x 9'0 (3.66m x 2.74m)

Bedroom

12'0 x 9'7 (3.66m x 2.92m)

Bathroom/WC

7'10 x 5'7 (2.39m x 1.70m)

Agents Notes

Council Tax: Durham County Council, Band B - Approx.

£1984 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 – 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>

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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.







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.

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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.

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		
England & Wales	EU Directive 2002/91/EC	