



Prince Charles Avenue, Bowburn, DH6 5DW  
3 Bed - House - Semi-Detached  
O.I.R.O £149,950

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# Prince Charles Avenue Bowburn, DH6 5DW

No Chain \*\* Modern Family or First Home \*\* Popular Location \*\* Parking & Gardens \*\* Good Road Links \*\* Close to Durham City \*\* Good Walking & Cycle Routes \*\* Double Glazing & GCH  
\*\* Well Presented \*\* Early Viewing Advised \*\*

The floor plan briefly comprises; an entrance hallway, lounge, UPVC double glazed conservatory and a fitted kitchen/dining room. To the first floor there are three bedrooms and a family bathroom/WC fitted with a white suite and electric shower. Externally, the property benefits from a double driveway to the front providing off-street parking, whilst to the rear there is a lawned garden.

The area is well served by a selection of well-regarded schools, including Bowburn Primary School and The Durham Federation, making it an ideal choice for families. Excellent transport links are close at hand, with the A1(M) providing convenient access to Durham, Newcastle and further afield, while regular bus routes connect the village to surrounding towns and Durham city centre.

Bowburn offers a welcoming community feel with a range of local shops, cafés and green spaces. Durham City is just a short drive away and provides a superb choice of shops, restaurants, cultural attractions, historic landmarks and mainline rail services for wider national travel.











## GROUND FLOOR

### Hallway

### WC

### Lounge

15'9 x 10'6 (4.80m x 3.20m)

### Kitchen Diner

16'5 x 13'5 (5.00m x 4.09m)

## FIRST FLOOR

### Bedroom

16'5 x 7'10 (5.00m x 2.39m)

### Bedroom

14'1 x 8'6 (4.29m x 2.59m)

### Bedroom

7'7 x 6'11 (2.31m x 2.11m)

### Bathroom/WC

8'0 x 5'7 (2.44m x 1.70m)

### Agents Notes

Council Tax: Durham County Council, Band B - Approx. £1984 p.a

Tenure: Freehold

Estate Management Charge – NA

Property Construction – Standard assumed

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>

Protected Trees – none known

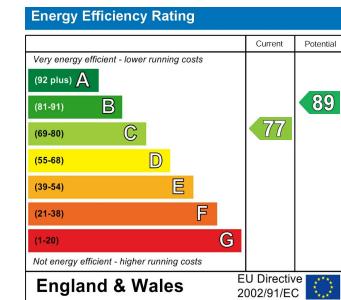
Planning Permission – Nothing in the local area to affect this property that we are aware of. Check with seller.

Accessibility/Adaptations – Conservatory

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.



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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