



Bede Terrace, Bowburn, DH6 5DT
3 Bed - House - Semi-Detached
O.I.R.O £95,000

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** Ideal Investment - Tenanted approx. £500pcm ** Substantial Growth Potential ** Good Road Links & Amenities ** Parking & Gardens ** Sunny Rear Aspect **

Situated in the popular village of Bowburn, this three-bedroom semi-detached home presents an excellent investment opportunity, currently generating an approximate rental income of £500 PCM, while also offering significant scope for future growth and value enhancement.

The accommodation briefly comprises an entrance porch leading into a welcoming hallway, a spacious lounge/dining room, a fitted kitchen/breakfast room, and a convenient ground floor cloakroom/WC.

To the first floor are two well-proportioned double bedrooms, a good-sized single bedroom, and a family bathroom fitted with a white suite comprising a bath, wash hand basin, and WC, complemented by a tiled finish and an electric shower over the bath.

Externally, the property benefits from a small front garden, a driveway providing off-road parking for one vehicle, and an enclosed rear garden offering a private outdoor space. Additional unrestricted on-street parking is also available nearby.

The property is ideally positioned for access to local amenities, schools, transport links, and commuter routes, making it an attractive proposition for investors and owner-occupiers alike.

Agents Notes

Council Tax: Durham County Council, Band A - Approx. £1748 p.a

Tenure: Freehold

Estate Management Charge – NA

Property Construction – Standard

Gas Supply - n/a

Electricity supply – Mains

Water Supply – Mains

Sewerage – Mains

Heating – Air Source

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 – 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.

OUR SERVICES

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Conveyancing

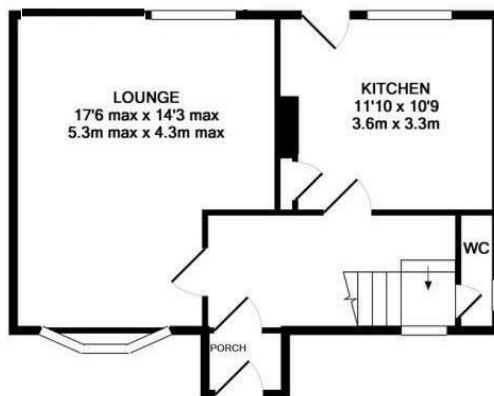
Surveys and EPCs

Property Auctions

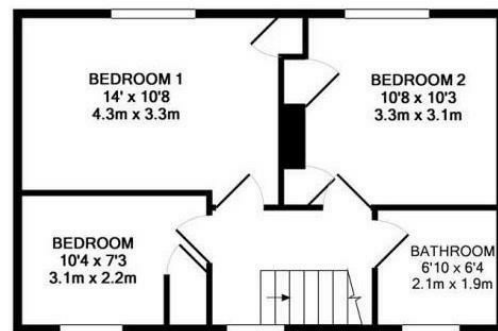
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager



GROUND FLOOR



1ST FLOOR

Not to scale - for general guidance only
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Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	85
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	

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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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