



Margaret Court, Bowburn, DH6 5DX
1 Bed - Bungalow - Terrace
O.I.R.O £110,000

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No Chain ** Popular Location ** Seldom Available ** Good Road links ** Outskirts of Durham **

Positioned in the residential area of Margaret Court, Bowburn, this well presented one-bedroom bungalow offers a perfect blend of comfort and convenience. With no onward chain, this property presents an excellent opportunity for a variety of purchasers.

Upon entering, you will find a spacious reception room that invites natural light, creating a warm and welcoming atmosphere. and which leads through to a well appointed kitchen. The bungalow features a spacious double bedroom, ideal for relaxation, and a modern, re-fitted shower room that adds a touch of contemporary style.

The property boasts low-maintenance block-paved gardens both at the front and rear, providing a private outdoor space for enjoyment without the hassle of extensive upkeep. This is perfect for those who appreciate a garden but prefer a simpler lifestyle.

Situated in a popular residential area, the bungalow is conveniently located near local amenities, ensuring that everyday necessities are just a stone's throw away. Additionally, with Durham city only a 15-minute bus ride from your doorstep, you can easily access a wider range of shops, restaurants, and cultural attractions.

This bungalow is a rare find in a sought-after location, and viewing is essential to fully appreciate its charm and potential. Don't miss the chance to make this lovely property your new home.

GROUND FLOOR

Entrance Hall

Lounge

14'1" x 9'8" (4.31 x 2.97)

Kitchen

10'9" x 9'0" 6'1" (3.29 x 2.75 1.87)

Bedroom

12'5" x 9'8" (3.81 x 2.97)

Bathroom

EXTERNAL

AGENTS NOTES

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas

Broadband: Basic 16 Mbps, Superfast 80 Mbps, Ultrafast 10,000 Mbps

Mobile Signal/Coverage: Average-Good

Tenure Freehold

Council Tax: Durham County Council, Band A- Approx. £1701 pa

Energy Rating: TBC

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



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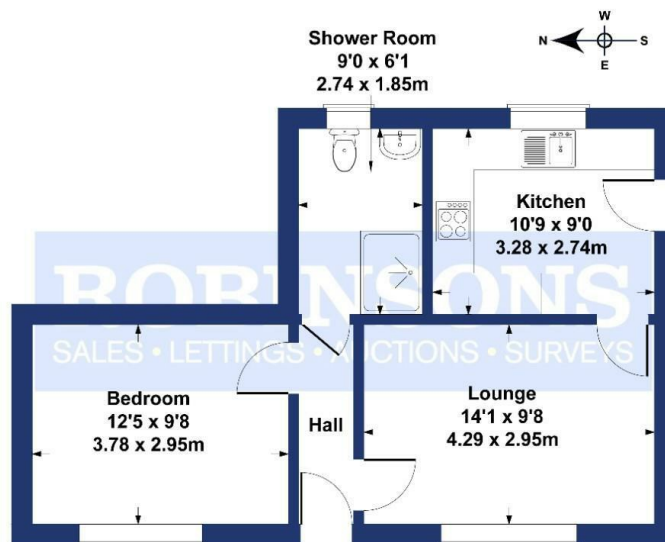
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Margaret Court

Approximate Gross Internal Area
455 sq ft - 42 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.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
105-91kWh A			
91-81kWh B			
81-65kWh C			
65-55kWh D			
55-45kWh E			
45-35kWh F			
35-25kWh G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
105-91kWh A			
91-81kWh B			
81-65kWh C			
65-55kWh D			
55-45kWh E			
45-35kWh F			
35-25kWh G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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