

The Avenue, Durham City, DH1 4ED  
9 Bed - House - Terraced  
£950,000

**ROBINSONS**  
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**\*\* STUDENT INVESTMENT PROPERTY \*\* LET FOR 2025/2026 £79,560pa / £170ppw \*\* BILLS NOT INCLUDED \*\* PRIME CITY CENTRE LOCATION \*\* LICENCED HMO PROPERTY \*\***

A spacious NINE Bedroom student property located in the Viaduct area of Durham City. The property comprises of 9 bedrooms, 3 Bathrooms, modern lounge and spacious dining kitchen. There are gardens and garage externally.

The Avenue enjoys an ideal location near the historic centre of Durham City, conveniently close to numerous University and College buildings. It is within easy walking distance of a wide array of shopping and leisure amenities, the railway station, and a selection of excellent primary and secondary schools. This location is also highly suitable for commuters, with the A(690) Durham to Sunderland Highway just a short drive away, offering quick access to the A1(M) Motorway.

#### **Agents 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 F- Approx. £3512

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.



**THE  
AVENUE**



**9**

**DOUBLE BEDROOMS**

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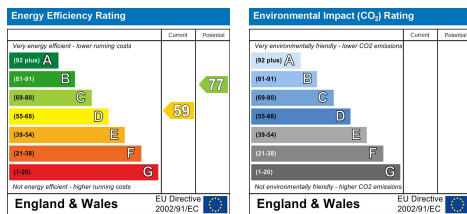
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Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.



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