



Laburnum Avenue, Durham City, DH1 4HA  
4 Bed - House - End Terrace  
O.I.R.O £395,000

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# Laburnum Avenue

## Durham City, DH1 4HA

No Upper Chain \*\* Recently Upgraded \*\* Modern Kitchen & Bathroom \*\* Pleasant Position \*\* Gardens & Parking \*\* City Location \*\* GCH & Double Glazing \*\*

\*\* Note - This property has not previously been rented to students. Any buyer looking for student investment would need to make enquiries to the local council. \*\*

The floor plan comprises: entrance vestibule, hallway, two large reception rooms, modern fitted kitchen and downstairs WC. The first floor has two double bedrooms, study, box room/office and bathroom/WC. The second floor has another double bedroom with pleasant outlook. Outside, the property occupies a pleasant position with front and rear gardens. There is driveway access for parking.

Durham City is a truly special place to call home, renowned for its stunning historic charm, vibrant atmosphere and excellent lifestyle offering. Famous for its magnificent Cathedral and Castle – a UNESCO World Heritage Site – the city provides a beautiful setting with picturesque riverside walks, cobbled streets and an abundance of character.

The city centre offers an impressive range of amenities including high street and independent shopping, cafés, bars and restaurants, along with leisure facilities, gyms and cultural attractions. Durham is also home to the highly regarded Durham University, helping to create a lively yet welcoming community feel.

For commuters, Durham benefits from excellent transport links, with a mainline train station providing easy access to Newcastle, York and London, as well as convenient road connections via the A1(M). With its blend of history, education, scenery and modern convenience, Durham City remains one of the North East's most desirable locations.















## GROUND FLOOR

### Reception

13'08 x 12'02 (4.17m x 3.71m)

### Reception

12'03 x 11'10 (3.73m x 3.61m)

### Kitchen

12'01 x 8'02 (3.68m x 2.49m)

### WC

## FIRST FLOOR

### Bedroom

12'03 x 11'10 (3.73m x 3.61m)

### Bedroom

12'02 x 10'11 (3.71m x 3.33m)

### Office / Box Room

8'06 x 6'11 (2.59m x 2.11m)

### Study

8'02 x 4'11 (2.49m x 1.50m)

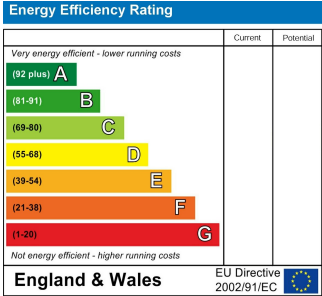
### Bathgroom/WC

6'07 x 4'10 (2.01m x 1.47m)

## SECOND FLOOR

### Bedroom

13'07 x 9'02 (4.14m x 2.79m)



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.

