



Bower Court, Coxhoe, DH6 4JT
3 Bed - House - Townhouse
O.I.R.O £149,950

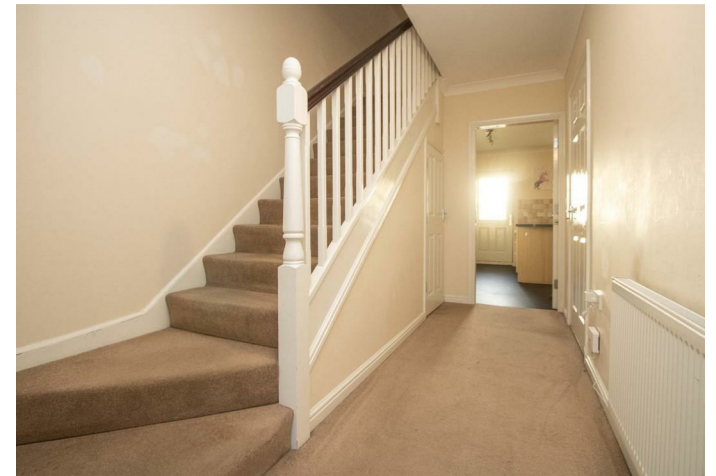
ROBINSONS
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Bower Court Coxhoe, DH6 4JT

No Upper Chain ** Very Popular Location ** Two Bedrooms & Two Bathrooms ** Modern Town House Style Home ** Parking & Garage ** Outskirts of Durham ** Good Local Amenities & Road Links ** Must Be Viewed **

The property benefits from double glazing and gas central heating and in brief the accommodation comprises of entrance hallway, cloaks/w.c., lounge/kitchen with garage access. The kitchen has integral fridge/freezer, washing machine, dishwasher, oven and hob. To the first floor are two bedrooms and bathroom complete with over bath shower, whilst to the second floor is the master bedroom with en-suite. Externally there is parking/garage. Early viewing comes highly recommended.

Coxhoe, nestled in County Durham, England, offers a harmonious blend of rural charm and modern comforts just 6 miles south of Durham city center. Its serene landscapes and tight-knit community attract those seeking a slower pace of life without sacrificing urban amenities. Despite its rustic feel, Coxhoe boasts excellent road connectivity via the A177 and A688, making commuting easy. Despite its size, the village provides essential amenities, enhancing residents' quality of life. In essence, Coxhoe offers an enchanting lifestyle, blending tranquillity with convenience, appealing to a diverse range of prospective residents.













GROUND FLOOR

Hallway

WC

Kitchen Diner

17'7 x 12'3 (5.36m x 3.73m)

Garage

15'5 x 9'7 (4.70m x 2.92m)

FIRST FLOOR

Lounge

15'6 x 10'4 (4.72m x 3.15m)

Bedroom

12'3 x 10'4 (3.73m x 3.15m)

Bedroom

10'8 x 7'0 (3.25m x 2.13m)

Bathroom/WC

SECOND FLOOR

Bedroom

15'0 x 14'3 (4.57m x 4.34m)

En-Suite

Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 14Mbps, Superfast 80Mbps, Ultrafast 9000Mbps

Mobile Signal/Coverage: Good to Average

Tenure: Freehold

Council Tax: Durham County Council, Band C - Approx. £2161p.a

Energy Rating: C

** The vendor is the principle of Robinsons Estate Agents **

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.

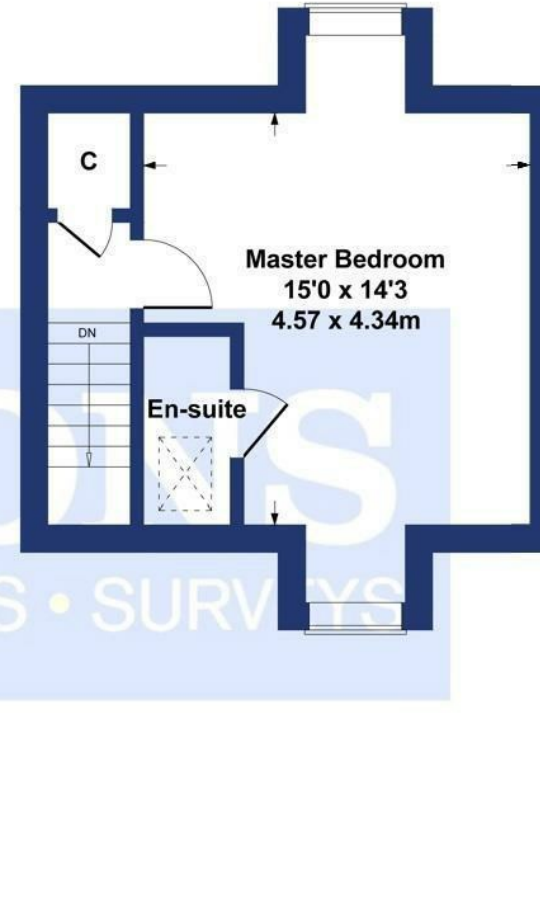
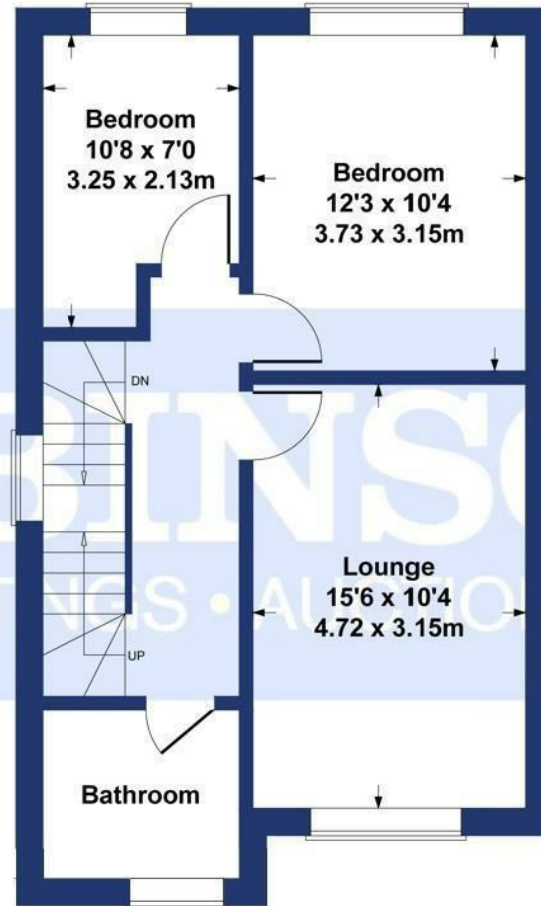
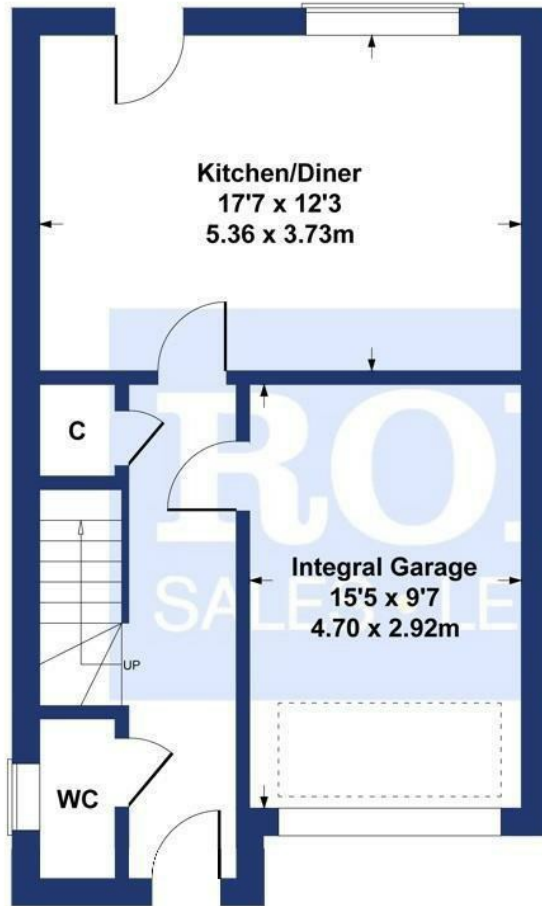




Bower Court

Approximate Gross Internal Area
1312 sq ft - 122 sq m

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(82 plus)	A		
(81-81)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		80	83
		EU Directive 2002/91/EC	



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.

Produced by Potterplans Ltd. 2022

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



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