



Margaret Court, Bowburn, DH6 5DX  
1 Bed - Bungalow - Terrace  
O.I.R.O £105,000

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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: 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



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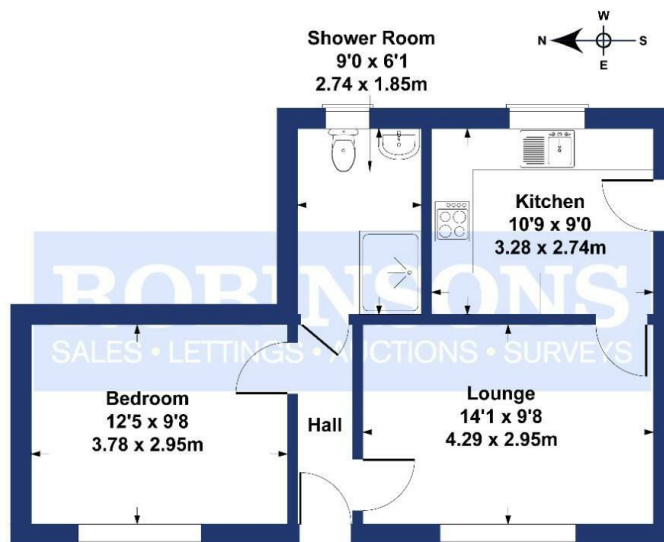
Property Auctions

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.

Produced by Potterplans Ltd. 2025

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs 105-120 <b>A</b>		Very environmentally friendly - lower CO <sub>2</sub> emissions 105-120 <b>A</b>	
120-135 <b>B</b>		105-120 <b>B</b>	
135-150 <b>C</b>		120-135 <b>C</b>	
150-180 <b>D</b>		135-150 <b>D</b>	
180-200 <b>E</b>		150-180 <b>E</b>	
200-225 <b>F</b>		180-200 <b>F</b>	
225-255 <b>G</b>		200-225 <b>G</b>	
Not energy efficient - higher running costs 1-20		Not environmentally friendly - higher CO <sub>2</sub> emissions 1-20	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

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