



Cross View Terrace, Nevilles Cross, DH1

4JY

2 Bed - House - Terraced

£170,000

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Ideal Investment Property ** Currently Let £125pppw - with good growth potential ** Close to City Centre, Major Transport Links, Good Schooling & University Buildings ** Early Viewing Advised **

This well-presented two-bedroom shared house is ideally situated within easy walking distance of Durham City Centre and Durham University Business School, making it an excellent choice for professionals, students, or those seeking convenient city living. The accommodation is thoughtfully arranged and comprises a comfortable and inviting lounge, perfect for relaxing or socialising, alongside a modern fitted kitchen complete with appliances, offering both style and practicality. A useful ground floor WC adds further convenience. To the first floor, the property features two well-proportioned bedrooms and a contemporary bathroom/WC. Externally, there is an enclosed rear yard, providing useful outdoor space.

Located in the highly desirable Nevilles Cross area, the property enjoys a prime position within one of Durham's most established and sought-after residential locations. Durham City Centre is approximately one mile away, offering an extensive range of shopping, dining, leisure, and cultural amenities. The area is also particularly well placed for education, being within close proximity to the respected Durham Johnston School and St Margaret's School, as well as Durham University facilities. For commuters, the nearby A167 provides excellent transport links to both the north and south, making this an exceptionally convenient and well-connected location.

Agents Notes

Council Tax: Durham County Council, Band B - Approx. £2039p.a

Tenure: Freehold

Property Construction – Standard

Gas Supply - Mains

Electricity supply – Mains

Water Supply – Mains

Sewerage – Mains

Heating – Gas Central Heating

Estimated Mobile phone coverage – Please refer to the Ofcom

Website - <https://www.ofcom.org.uk>

Estimated Broadband Download speeds – please refer to the

Ofcom Website – <https://www.ofcom.org.uk>

Building Safety – The Vendor is not aware of any Building Safety issues. However, we would recommend that the purchaser engages the services of a chartered surveyor to confirm.

Restrictions – Covenants which affect the property are within the Land Registry Title Register which is available for inspection.

Selective licencing area – No

Rights & Easements – None known

Flood risk – Refer to the Gov website - <https://www.gov.uk/check-long-term-flood-risk>

Coastal Erosion – Refer to the Gov website - <https://www.gov.uk/check-coastal-erosion-management-in-your-area>

Protected Trees – None known

Planning Permission – Nothing in the local area to affect this property that we are aware of. Check with seller.

Accessibility/Adaptations – None known

Mining Area – Coal Mining Reporting Area, further searches may be required by your legal representative.

Disclaimer: Our details have been compiled in good faith using publicly available sources and information obtained from the vendor prior to marketing. 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 before making any financial commitments. Robinsons cannot accept liability for any information provided subsequent amendments or unintentional errors or omissions.

HMRC Compliance requires all estate agents to carry out identity checks on their customers, including buyers once their offer has been accepted. These checks must be completed for each purchaser who will become a legal owner of the property. An administration fee of £30 (inc. VAT) per individual purchaser applies for carrying out these checks.



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| Energy Efficiency Rating | |
|---|-------------------------|
| | Potential |
| Very energy efficient - lower running costs | |
| (92 plus) A | |
| (81-91) B | 85 |
| (69-80) C | |
| (55-68) D | 65 |
| (39-54) E | |
| (21-38) F | |
| (1-20) G | |
| Not energy efficient - higher running costs | |
| England & Wales | EU Directive 2002/91/EC |

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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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