



Old Elvet, DH1 3HL
4 Bed - House
O.I.R.O £400,000

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**** COMING SOON ****

Recently upgraded period Terraced property, located in the prime Viaduct area of Durham. This property has not been previously rented to students, so any buyer would need to make enquiries to the council.

Spacious layout over three floors and gardens front and rear. It has modern kitchen and bathrooms, 3/4 bedrooms with office and dressing room.

Durham is a highly desirable city offering an exceptional lifestyle, combining historic charm with modern convenience. The city centre provides a wide range of amenities including independent shops, high-street retailers, cafés, restaurants, bars, leisure facilities and everyday essentials, all within easy walking distance. Durham is exceptionally well connected, with a mainline railway station offering direct services to Newcastle, York, and London, alongside excellent road links via the A1(M) for commuting across the region. Families are drawn to the city for its well-regarded schools at both primary and secondary level, as well as the presence of Durham University, which adds to the city's vibrant and cosmopolitan feel. With scenic riverside walks, green open spaces, strong transport links and a wealth of amenities on the doorstep, Durham appeals to professionals, families and downsizers looking for quality living in one of the North East's most sought-after locations.

OUR SERVICES

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Strategic Marketing Plan

Dedicated Property Manager

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

DURHAM

1-3 Old Elvet

DH1 3HL

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T: 0191 383 9994 (option1) (Lettings)

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The Wynd

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