

**Waddington Street, Durham, DH1 4BG**  
**5 Bed - House - Terraced**  
**£525,000**

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**\*\* STUDENT INVESTMENT PROPERTY CURRENTLY LET 2024/2025 £42,900pa \*\* EXCLUDING BILLS \*\* CITY CENTRE LOCATION \*\* PRIME LOCATION \*\* UPVC DOUBLE GLAZING & ELECTRIC HEATING \*\* LICENCED HMO \*\***

The property Briefly comprises of entrance hall, kitchen, lounge with French doors to rear, ground floor bathroom and two ground floor bedrooms. The first floor has a further three bedrooms and shower room. Externally the property has a rear patio area with access to a laundry room with washing machine and tumble dryer. All bedrooms are large with double beds, wardrobes, drawers, desk and chair.

Waddington Street enjoys an ideal location near the historic centre of Durham City, conveniently close to numerous University and College buildings. It is within easy walking distance of a wide array of shopping and leisure amenities, the railway station, and a selection of excellent primary and secondary schools. This location is also highly suitable for commuters, with the A(690) Durham to Sunderland Highway just a short drive away, offering quick access to the A1(M) Motorway.

\* Video tour from 2020. Property may be subject to slight alternations or changes \*

#### **Agents Notes**

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Electric

Broadband: Basic 16 Mbps, Superfast 79 Mbps, Ultrafast 9000 Mbps

Mobile Signal/Coverage: Good/Average

Tenure: Freehold

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

Energy Rating: E

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.



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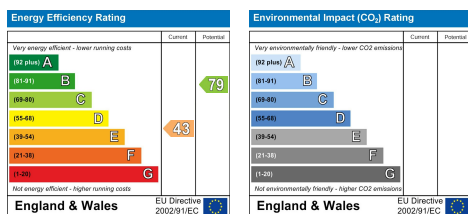
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