



Reed Close, Coxhoe, DH6 4FD
2 Bed - House - Semi-Detached
£139,950

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Reed Close

Coxhoe, DH6 4FD

* NO CHAIN * SUPERBLY WELL PRESENTED * CUL DE SAC POSITION * STUNNING KITCHEN * FANTASTIC BATHROOM * SOUTH FACING GARDEN * DRIVEWAY *

Offered for sale with no onward chain, this superbly well presented home is tucked away in the corner of a pleasant cul de sac and offers stylish, modern living ideal for a range of buyers. The property has been finished to a high standard throughout.

The floorplan comprises an entrance lobby, attractive kitchen with space for dining table, downstairs WC, and a spacious lounge with French doors opening out to the rear garden. To the first floor there are two double bedrooms both with storage, and a bathroom with white suite.

Externally, the property enjoys gardens to both the front and rear, with the rear garden being south facing and ideal for outdoor seating. A driveway to the front provides off street parking.

Reed Close is situated within a popular residential area of Coxhoe, a well regarded village offering a range of local amenities including shops, primary schooling, pubs and everyday services. The village is particularly convenient for commuters, with excellent access to the A1(M), A177 and A19, providing easy travel to Durham City, Chester le Street, Sunderland and Newcastle. Coxhoe also benefits from regular bus services and nearby countryside walks, making it an appealing location for those seeking a balance of village life and accessibility.









GROUND FLOOR

Entrance Lobby

Kitchen

9'10" x 9'10" (3.02 x 3.02)

Downstairs WC

Lounge

12'11" x 10'3" (3.96 x 3.13)

FIRST FLOOR

Landing

Bedroom One

13'1" x 8'6" (4 x 2.61)

Bedroom Two

13'0" x 8'5" (3.97 x 2.59)

Bathroom

6'6" x 6'3" (2 x 1.91)

AGENT'S NOTES

Council Tax: Durham County Council, Band B - Approx. £1,984 p.a

Tenure: Freehold

Estate Management Charge - The annual estate management fee is £114.67

Property Construction - Standard

Number & Types of Rooms - Please refer to the details and floorplan, all measurements are for guidance only

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 - We are 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

Probate - NA

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. Accessibility/Adaptations - NA

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

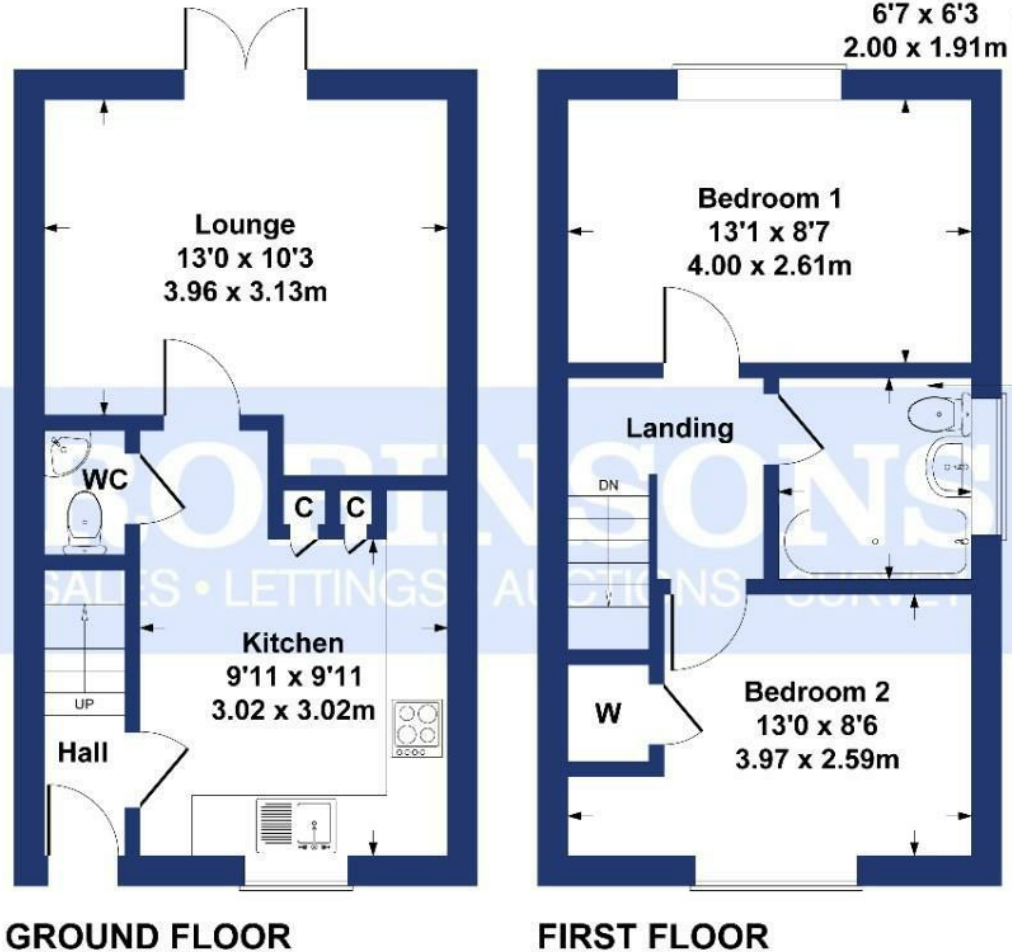
Disclaimer: Our details have been compiled in good faith using publicly available sources and information obtained from the vendor prior to marketing. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from 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.

Reed Close

Approximate Gross Internal Area
646 sq ft - 60 sq m

Bathroom
6'7 x 6'3
2.00 x 1.91m



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		Current	Potential
Very energy efficient - lower running costs			
(82 plus)	A		97
(61-81)	B	83	
(39-60)	C		
(15-58)	D		
(9-54)	E		
(1-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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. 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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