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Malvern Villas, Gilesgate, DH1 2JP
3 Bed - House - End Terrace
O.I.R.O £215,000

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Malvern Villas

Gilesgate, DH1 2JP

No Chain ** Investment or Owner Occupation ** Popular & Convenient Location ** Spacious & Versatile Layout ** 3/4 Bedroom ** Boarded Loft Space Offering Potential Subject to Regulations **

Landlords seeking a property suitable for letting to undergraduate or PhD students may find this particularly appealing, as will investors looking for a spacious family rental. Equally, families searching for a home with charm, period character, and quirky features are sure to appreciate what this property offers.

The accommodation is generously proportioned throughout, offering excellent flexibility to suit a variety of living arrangements.

Accessed via a walled front garden, the property opens into an inner lobby leading to a long entrance hallway with a convenient ground floor WC. From here, there are three well-sized reception rooms comprising a bright living room with bay window to the front, a dining room or potential ground floor bedroom with bay window to the rear, and a fitted kitchen with access to the rear garden and lane beyond.

To the first floor, the spacious family bathroom is fitted with a shower cubicle, corner bath, wash basin, and WC.

The upper floor also offers three further bedrooms, including one double and two singles, with the fourth bedroom ideal as a home office, nursery, or playroom. A fixed staircase leads to a substantial loft space which, subject to permissions, offers excellent conversion potential.

The property sits in an area of strong rental demand, making it a compelling proposition for investors. For owner-occupiers, it offers spacious, versatile accommodation with scope to personalise.

Realistically priced to reflect some updating, this is a property that must be viewed to fully appreciate its size, flexibility, and potential. Early viewing is strongly recommended.





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Agents Notes

Council Tax: Durham County Council, Band A - Approx. £1748 p.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

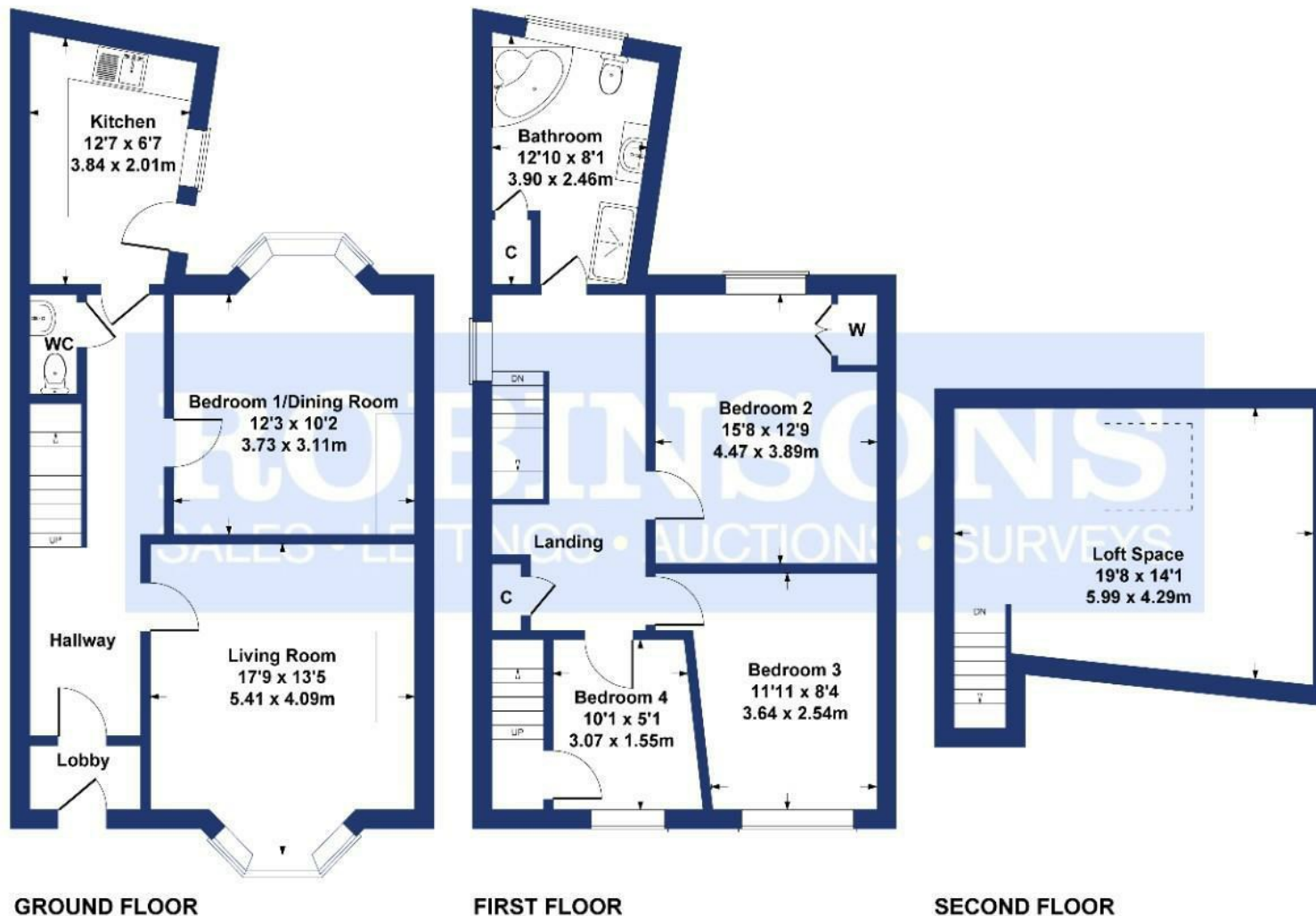
Mining Area – Coal Mining Reporting Area, further searches may be required by your legal representative.

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.

Malvern Villas

Approximate Gross Internal Area
1485 sq ft - 138 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. 2026

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	
		61	77

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.

