



Prospect Place, Coxhoe, DH6 4LA
3 Bed - House - Townhouse
O.I.R.O £173,500

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Prospect Place Coxhoe, DH6 4LA

Must Be Viewed ** Ideal Family or First Home ** Spacious & Versatile Floor Plan ** Well Presented Throughout ** Enclosed Rear Garden ** Driveway & Garage Parking ** Very Popular Location ** Good Local Amenities & Transport Links ** Outskirts of Durham ** Modern Development **

The floor plan comprises: - entrance hallway, downstairs bedroom, shower room/wc, and useful utility room with door to the rear garden. The first floor has a comfortable family lounge, spacious and modern fitted kitchen breakfast room, with a range of integral appliances. The second floor has a further two double bedrooms, en-suite shower room/wc and family bathroom/wc. Outside the property occupies a pleasant position with front aspect overlooking communal green and providing driveway parking, which leads to the single garage. The rear garden is enclosed with lawned and patio areas. Energy rating B.

Coxhoe is a former mining village situated less than six miles Southwest from Durham city between the towns of Bowburn and Cornforth. The nearby A1(M) provides commuter access throughout the region and beyond. A range of amenities can be found within Coxhoe High Street and the nearby villages, with a larger range of amenities to be found in Durham City. Local schools include Coxhoe, Bowburn and Quarrington Hill Primary Schools.

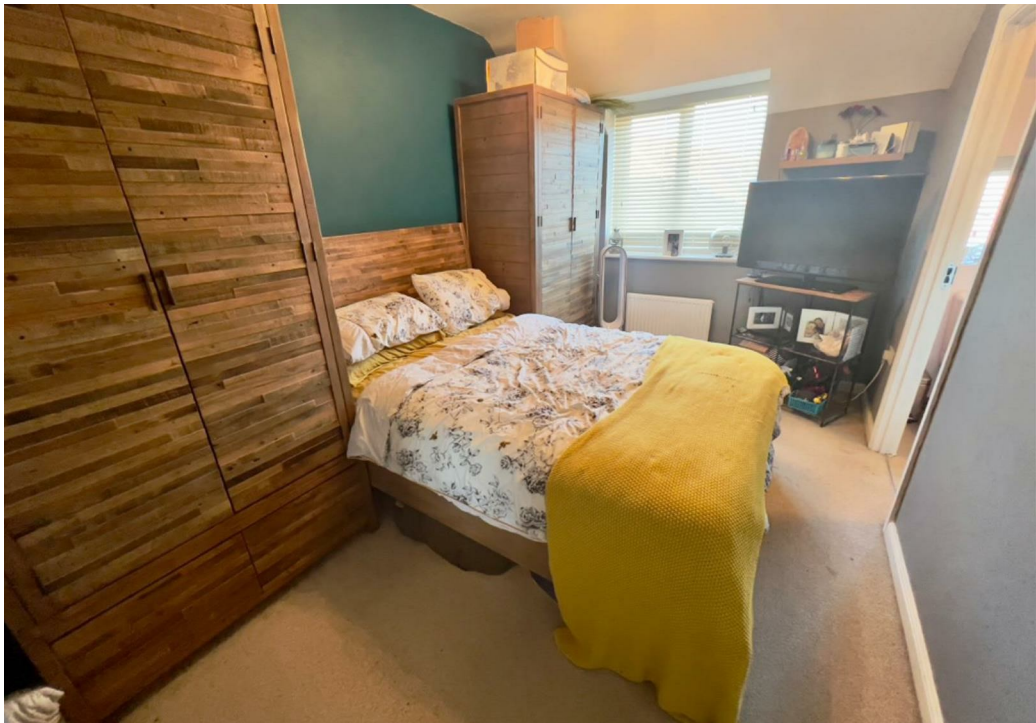
EPC rating C

Council tax band C - £1959pa











GROUND FLOOR

Entrance Hallway

Shower Room/WC

Bedroom

9'8 x 8'1 (2.95m x 2.46m)

Utility Room

FIRST FLOOR

Lounge

14'8 x 13'6 (4.47m x 4.11m)

Kitchen Breakfast Room

12'5 x 7'9 (3.78m x 2.36m)

SECOND FLOOR

Bedroom

12'9 x 8'6 (3.89m x 2.59m)

En-Suite Shower Room/WC

Bedroom

11'2 x 9'8 (3.40m x 2.95m)

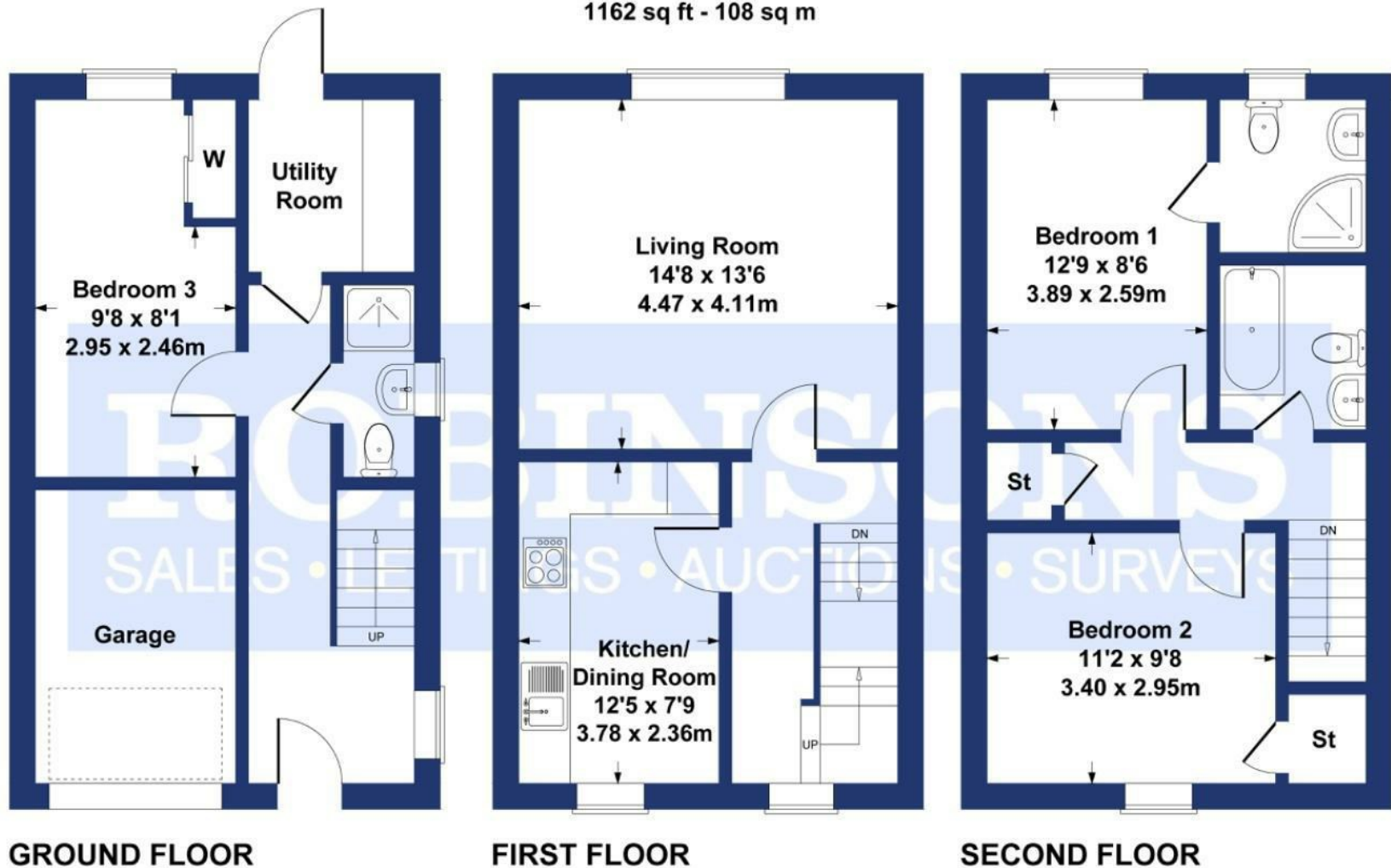
Bathroom/WC



Prospect Place

Approximate Gross Internal Area
1162 sq ft - 108 sq m

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(82 plus) A		
(81-81) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	79	80
	EU Directive 2002/91/EC	



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. 2022

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.



1 Old Elvet, Durham City, Durham, DH1 3HL
Tel: 0191 386 2777
info@robinsonsdurham.co.uk
www.robinsonsestateagents.co.uk

