



Front Street East, Coxhoe, DH6 4DB  
2 Bed - House - Terraced  
O.I.R.O £62,500

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No Upper Chain \*\* Ideal Starter or Investment \*\* Rental Potential Approx. £450pcm) \*\* Some Updating Required \*\* Large Rear Garden, Garage & Parking \*\* Popular Village Location \*\* Good Amenities & Road Links \*\* Double Glazing & GCH Via Combination Boiler \*\* Early Viewing Advised \*\*

The floor plan briefly comprises: entrance, comfortable lounge with walk through to the kitchen diner and there is a useful utility room/WC. The first floor has two bedrooms and bathroom/WC. Outside there is a large rear garden over the service lane with parking and garage. NB. We understand that the loft space is of good size with conversion possibilities, subject to the usual consents.

Front Street East is well positioned in the centre of the village where there are everyday shops etc available with more comprehensive shopping, recreational facilities and amenities available within Durham City Centre and Sedgefield. Coxhoe is also well placed for commuting purposes being just off the A(177) Highway which provides good road links to Durham City and Teesside and also offers access to the A1(M) Motorway Interchange at Bowburn providing good road links to both North and South.

Council tax band A - Approx £1544 pa

Tenure - Freehold

EPC rating D



## GROUND FLOOR

### Entrance

### Lounge

14'10 x 12'01 (4.52m x 3.68m)

### Kitchen

14'10 x 9'10 (4.52m x 3.00m)

### Utility / WC

6'06 x 5'04 (1.98m x 1.63m)

## FIRST FLOOR

### Bedroom

13'07 x 12'0 (4.14m x 3.66m)

### Bedroom

10'11 x 8'09 (3.33m x 2.67m)

### Bathroom/WC

8'0 x 4'10 (2.44m x 1.47m)

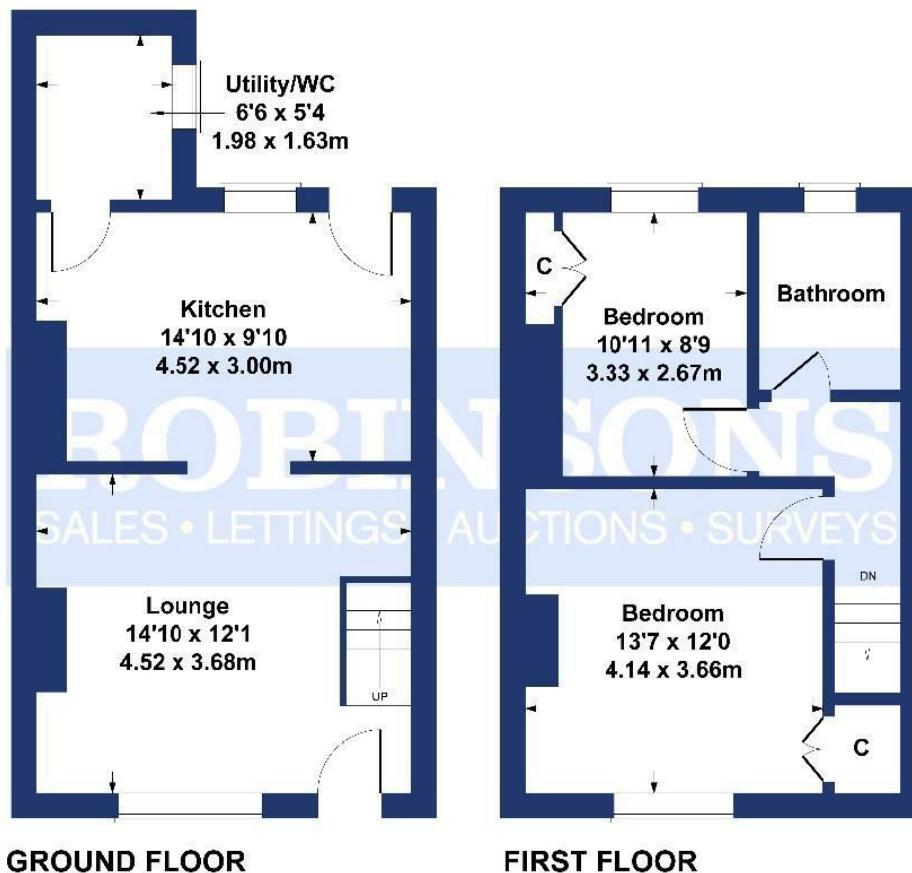




# Front Street East

Approximate Gross Internal Area

717 sq ft - 67 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. 2023

Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	80
(81-91)	B	62
(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	