



Bede Terrace, Bowburn, DH6 5DS
3 Bed - House - Semi-Detached
Offers In Excess Of £85,000

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Bede Terrace Bowburn, DH6 5DS

No Upper Chain ** Spacious Floor Plan ** Good Potential ** Double Glazing / GCH Via Back Boiler ** Popular & Convenient Location ** Good Amenities & Road Links ** Outskirts of Durham ** Early Viewing Advised **

The floor plan comprises; entrance hallway, comfortable full width lounge dining room with french doors to the rear garden, kitchen with door to the side external and wc/utility area. The first floor has two double bedrooms, single bedroom and bathroom/wc. Outside the property has front and rear gardens, both of a generous size, with the front having the potential to create off street parking.

Bede Terrace is situated on the outskirts of Bowburn where there are a range of local shops and amenities available. A more comprehensive range of shopping and recreational facilities and amenities are available within Durham City Centre which lies approximately 3 miles distant. Bowburn is well placed for commuting purposes as it lies a short drive from the A1(M) Motorway Interchange which provides good road links to both North and South.

EPC rating TBC

Council tax band A - approx. £1469pa











GROUND FLOOR

Entrance Hallway

Lounge Dining Room

21'10 x 11'10 (6.65m x 3.61m)

Kitchen

12'09 x 8'10 (3.89m x 2.69m)

WC

Utility Area

7'01 x 6'04 (2.16m x 1.93m)

FIRST FLOOR

Bedroom

11'05 x 12'0 (3.48m x 3.66m)

Bedroom

12'0 x 10'02 (3.66m x 3.10m)

Bedroom

8'08 x 9'0 (2.64m x 2.74m)

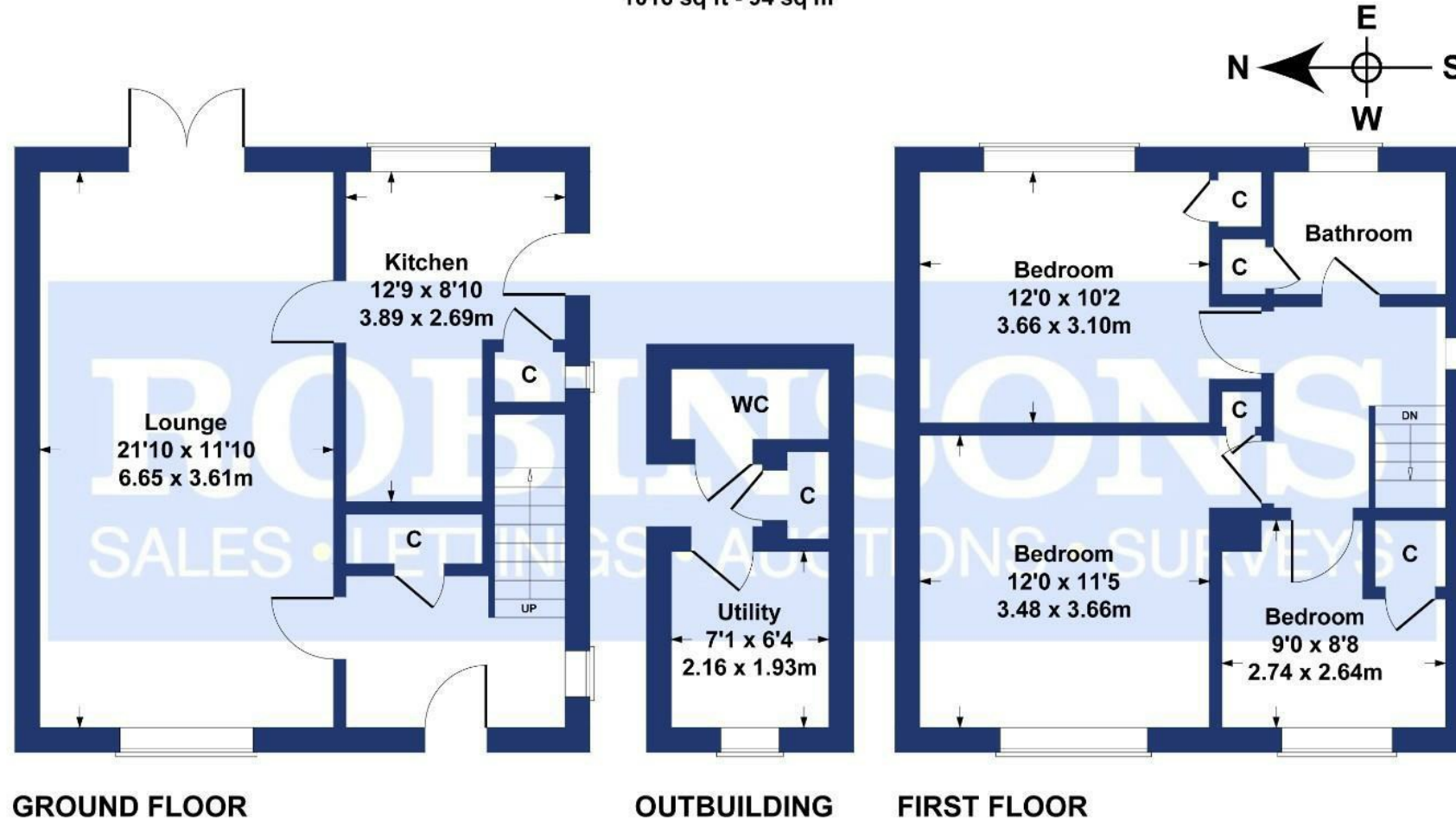
Bathroom/WC

6'11 x 5'05 (2.11m x 1.65m)



Bede Terrace

Approximate Gross Internal Area
1016 sq ft - 94 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

| Energy Efficiency Rating | | |
|---|-----------|-------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 84 |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | 54 | |
| (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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