



Musgrave Gardens, Gilesgate, DH1 1PL
5 Bed - House - Terraced
Starting Bid £225,000

ROBINSONS
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Musgrave Gardens

Gilesgate, DH1 1PL

**** Student Investment ** 26/27 Pricing at £95pppw - £24,700pa (excluding bills) ** Walking Distance to City ** Good Amenities & Transport Links ** Well Presented & Spacious ** Gardens ** Early Viewing Advised ****

*** Being Auctioned via the Great North Property Auction in connection with Robinsons * Start bids welcome from £225,000 * Buyers Premium applies please see full details for information ***

The property comprises; five bedrooms, two bathrooms, kitchen dining room and sitting room. Outside are good sized front and rear gardens.

Gilesgate is an immensely popular village, boasting a prime location for those who enjoy leisurely walks to Durham City and along the riverside. Furthermore, its close proximity to the train station and the A690, offering access to the A1(M), makes it an excellent choice for commuters.

Within this charming village, you'll find a variety of local amenities such as shops, a convenience store, a welcoming public house, and a selection of take-away restaurants. For a broader shopping experience, the Dragonville retail park is just a short distance away, featuring numerous shops, a supermarket, and a petrol station. Additionally, Durham City centre offers a wealth of extra amenities and facilities.

Families in Gilesgate are also well-served by nearby schools, including Durham Free School, Durham Gilesgate Primary School, and St Hild's C of E Primary School. Moreover, residents have the advantage of access to Durham Johnston and St Leonard's Catholic School.









GROUND FLOOR

Hallway

Bedroom

10'8 x 9'7 (3.25m x 2.92m)

Bedroom

13'11 x 10'6 (4.24m x 3.20m)

Shower Room

Dining Area

9'6 x 7'10 (2.90m x 2.39m)

Kitchen Area

13'0 x 9'1 (3.96m x 2.77m)

Sitting Room

13'7 x 8'0 (4.14m x 2.44m)

FIRST FLOOR

Bedroom

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

Bedroom

9'8 x 7'9 (2.95m x 2.36m)

Bedroom

13'11 x 10'6 (4.24m x 3.20m)

Bathroom

Separate WC

Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 8 Mbps, Superfast 80 Mbps, Ultrafast 10000 Mbps

Mobile Signal/Coverage: Good

Tenure: Freehold

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

Energy Rating: C

Disclaimer: The preceding details have been sourced from the seller and OnTheMarket.com. 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. Robinsons cannot accept liability for any information provided.

Auction Note

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.


A Buyer Information Pack is provided. The buyer will pay £300.00 including VAT for this pack which you must view before bidding.

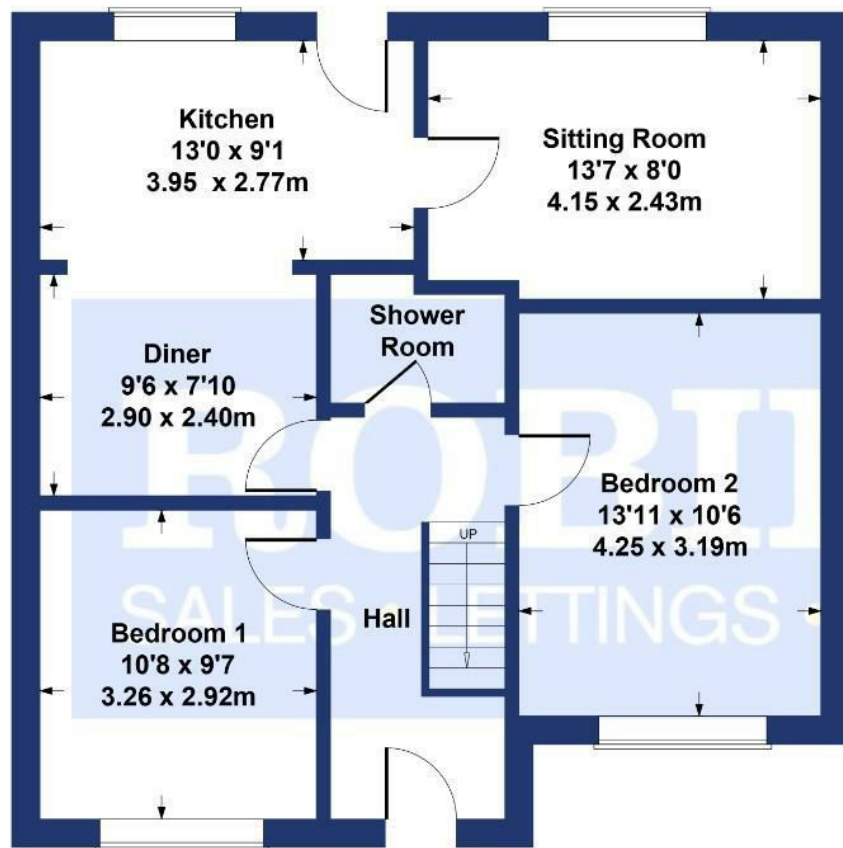
The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.50% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

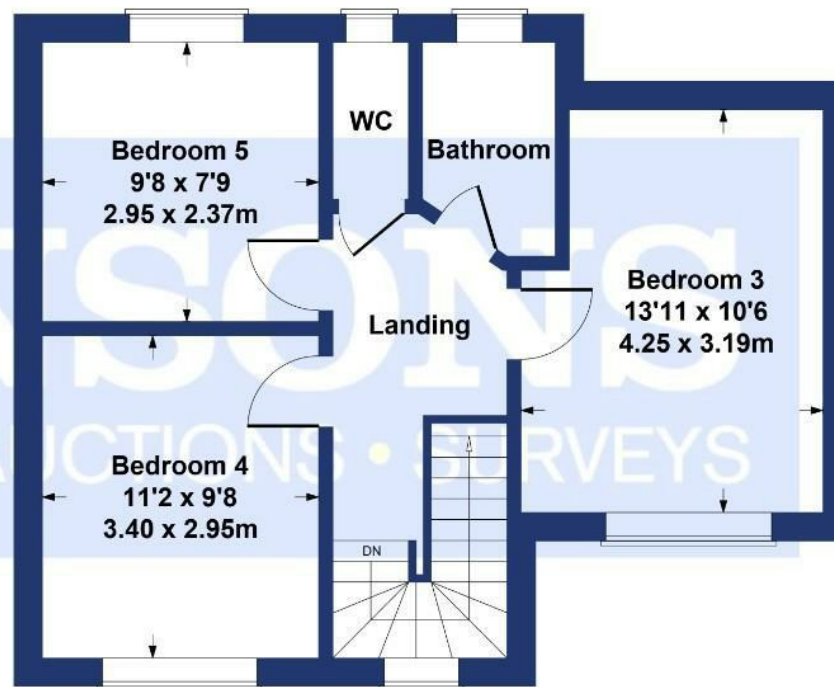
Musgrave Gardens

Approximate Gross Internal Area
1195 sq ft - 111 sq m

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C		73	
(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	



GROUND FLOOR



FIRST FLOOR

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

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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