



Bower Court, Coxhoe, DH6 4JT
3 Bed - House - Townhouse
O.I.R.O £149,950

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Very Popular Location ** Two Bedrooms & Two Bathrooms **
Modern Town House Style Home ** Parking Via Driveway &
Single Garage ** Outskirts of Durham ** Good Amenities &
Road Links ** Must Be Viewed **

The property benefits from double glazing and gas central heating and in brief the accommodation comprises of entrance hallway, cloaks/w.c., lounge/kitchen with garage access. The kitchen has integral fridge/freezer, washing machine, dishwasher, oven and hob. To the first floor are two bedrooms and bathroom complete with over bath shower, whilst to the second floor is the master bedroom with en-suite. Externally there is parking/garage. Early viewing comes highly recommended.

Coxhoe, nestled in County Durham, England, offers a harmonious blend of rural charm and modern comforts just 6 miles south of Durham city center. Its serene landscapes and tight-knit community attract those seeking a slower pace of life without sacrificing urban amenities. Despite its rustic feel, Coxhoe boasts excellent road connectivity via the A177 and A688, making commuting easy. Despite its size, the village provides essential amenities, enhancing residents' quality of life. In essence, Coxhoe offers an enchanting lifestyle, blending tranquillity with convenience, appealing to a diverse range of prospective residents.



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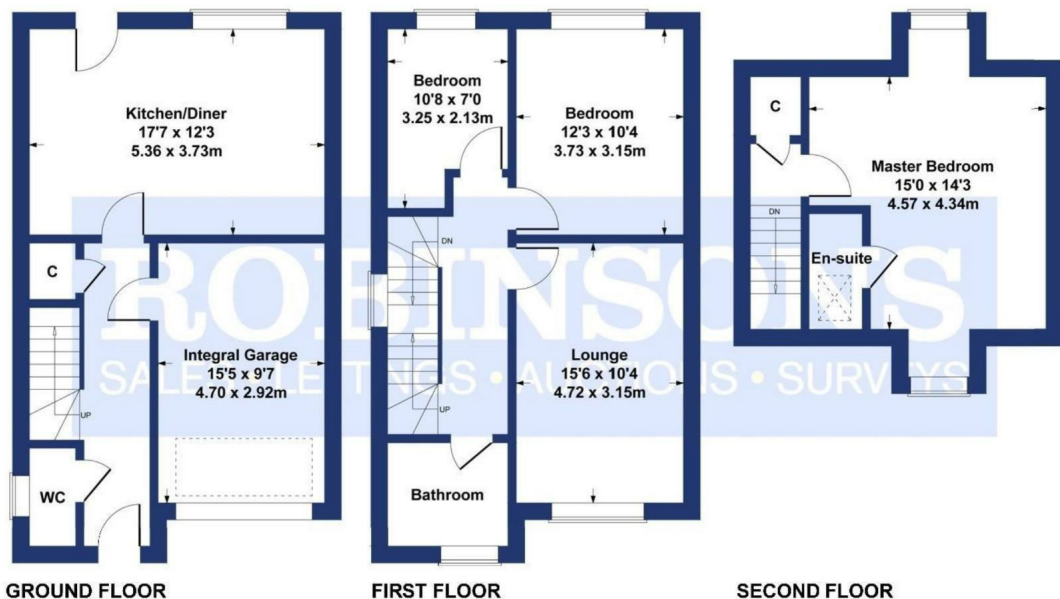
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Bower Court

Approximate Gross Internal Area
1312 sq ft - 122 sq m



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
Energy efficient	B		
Decent	C		
Needs improvement	D		
Below average	E		
Energy inefficient - higher running costs	F		
Very energy inefficient - higher running costs	G		

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	A		
Environmentally friendly	B		
Decent	C		
Needs improvement	D		
Below average	E		
Energy inefficient - higher CO ₂ emissions	F		
Very energy inefficient - higher CO ₂ emissions	G		

England & Wales EU Directive 2002/91/EC

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