



Central Avenue, Meadowfield, DH7 8SE  
3 Bed - House - Semi-Detached  
£800 Per Calendar Month

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Robinsons have the pleasure of offering to the rental market this beautifully presented three bedroom semi-detached house. The property should prove to be a fantastic family home, having spacious accommodation throughout, including a kitchen/dining room and three well proportioned bedrooms.

The house has recently undergone some improvement works, which include a newly fitted bathroom suite, decoration and new carpets. The property is warmed by gas central heating and has UPVC double glazed windows.

The internal accommodation comprises, entrance hallway, lounge with gas fired log burner style fire in inglenook. Spacious kitchen/dining room which is extensively fitted with a range of wall, base and drawer units with space for appliances and dining table, French doors giving access to the rear garden.

To the first floor there are three good sized bedrooms and a re-fitted bathroom with three piece suite, including mains shower over bath.

Outside the house has an enclosed garden to both front and rear, the rear being a generous size with patio and lawn area.

Central Avenue is conveniently located in Meadowfield, within close proximity of schooling, shopping amenities and bus links which give access to Durham City Centre.

Contact Robinsons for further information and to arrange an internal viewing.

Council Tax Band - A Annual Cost - £1701

EPC Rating - D

BOND £800 | MINIMUM 6 MONTHS TENANCY

SPECIFICATIONS: - No Smokers, No Pets

REQUIRED EARNINGS: Tenant - £28,800 Guarantor (If Required) - £30,800

## GROUND FLOOR

### Entrance Hall

### Lounge

15'4 x 12'9 (4.67m x 3.89m)

### Kitchen

18'5 x 10'9 (5.61m x 3.28m)

## FIRST FLOOR

### Bedroom

13'1 x 10'9 (3.99m x 3.28m)

### Bedroom

11'4 x 11'1 (3.45m x 3.38m)

### Bedroom

9'4 x 7'6 (2.84m x 2.29m)

## Bathroom

### Agent Notes

Property Construction – Standard

Number & Types of Rooms – Please refer to the details and floorplan, all measurements are for guidance only

Gas Supply - Mains

Electricity supply – Mains

Water Supply – Mains - metered

Sewerage – Mains

Heating – Gas

Estimated Mobile phone coverage – Please refer to the Ofcom

Website - <https://www.ofcom.org.uk>

Estimated Broadband Download speeds – please refer to the Ofcom Website – <https://www.ofcom.org.uk>

Selective licencing area – No

Disclaimer: Our details have been compiled in good faith using publicly available sources and information obtained from the landlord prior to marketing. 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 before making any financial commitments. Robinsons cannot accept liability for any information provided subsequent amendments or unintentional errors or omissions.

## REDRESS

For Redress we subscribe to the Property Redress Scheme (PRS) – Premiere House, 1st Floor, Elstree Way, Borehamwood, Hertfordshire WD6 1JH



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## Central Avenue Meadowfield

Approximate Gross Internal Area  
884 sq ft - 82 sq m



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

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	76
(39-54) E	61
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	

### DURHAM

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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.



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