

Lund Avenue, Framwellgate Moor, DH1 5BJ  
2 Bed - House - Semi-Detached  
£775 Per Calendar Month

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Ideal First or Family \*\* Very Popular & Convenient Location \*\*  
Good Local Amenities & Road Links \*\* GCH & Upvc Double  
Glazing \*\*

The floor plan comprises: entrance porch, hallway, comfortable lounge and dining room with patio doors opening to the rear garden, fitted kitchen with breakfast bar, oven, fridge, freezer and washing machine. The first floor has two double bedrooms and bathroom/wc. Outside there is a wall enclosed front garden, whilst the rear enjoys a good sized enclosed garden with sunny aspect, patio areas and garden shed. There is also a useful outhouse utility area.

Lund Avenue is situated close to a range of local shops and amenities which are available within Framwellgate Moor as well as nearby Newton Hall, with a more comprehensive range of shopping and recreational facilities and amenities available within Durham City Centre which lies approximately 2 miles distant. Framwellgate Moor is well placed for commuting purposes as it lies a short drive from the A(167) Highway which provides good road links to other regional centres.

Council Tax Band - A Annual Cost - £1547.02

EPC Rating - C

BOND £550 | MINIMUM 6 MONTHS TENANCY

Specifications - No Smokers, Pets Considered (Additional £25pcm for pet rent)

Required Earnings: Tenant Income £27,900 - Guarantor Income £27,900

### Ground Floor

#### Entrance Porch

#### Hallway

#### Lounge Diner

18'5 x 10'11 (5.61m x 3.33m)

#### Kitchen

11'11 x 7'5 (3.63m x 2.26m)

### First Floor

#### Bedroom

12'2 x 9'3 (3.71m x 2.82m)

#### Bedroom

12'6 x 9'0 (3.81m x 2.74m)

#### Bathroom/WC

7'5 x 6'4 (2.26m x 1.93m)

### Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic Mbps, Superfast Mbps, Ultrafast Mbps

Mobile Signal/Coverage: Good/Average/Poor

Tenure: Freehold/Leasehold (if leasehold then to include information about the lease)

Council Tax: Durham County Council, Band A - Approx. £1547.02 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.

### Tenure - Freehold

**Council Tax Band A - Approx. £1547.02 PA**

### REDRESS SCHEME

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



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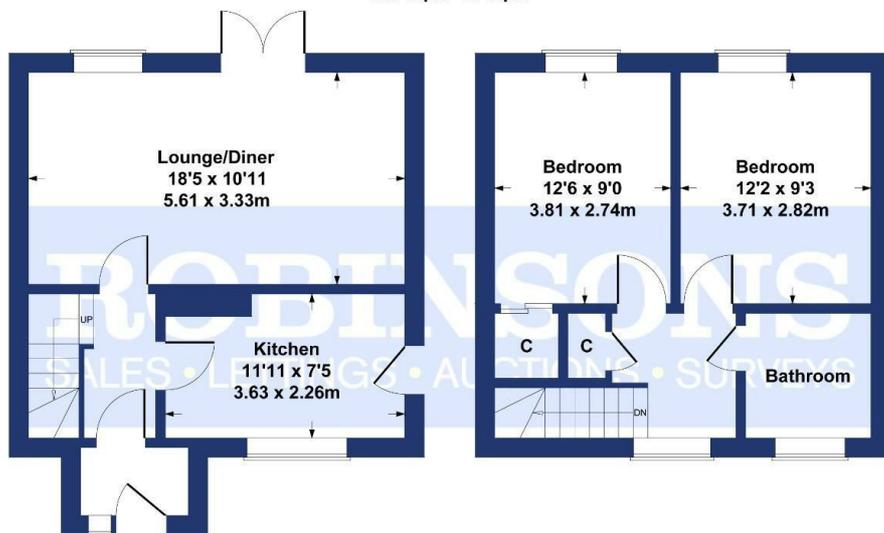
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## Lund Avenue

Approximate Gross Internal Area  
747 sq ft - 69 sq m



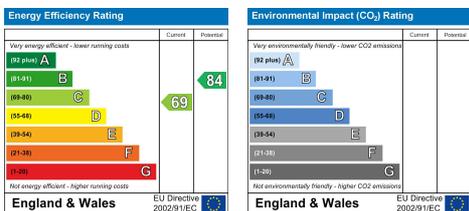
GROUND FLOOR

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. 2022



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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.

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