



Sharon Avenue, Kelloe, DH6 4NE
2 Bed - House - Terraced
£600 Per Calendar Month

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**** FRONT & REAR COURTYARD STYLE GARDENS ****
VILLAGE LOCATION ** OUTSKIRTS OF DURHAM CITY & COXHOE VILLAGE ** GOOD ROAD LINKS ** LOCAL AMENITIES ** UPVC DOUBLE GLAZING & GCH ** BOARDED ATTIC STORAGE **

The property comprises entrance hall, two good sized reception rooms and a modern fitted kitchen with a selection of integral appliances. Upstairs, there are two well-proportioned bedrooms, with the master bedroom offering access to a fixed staircase that leads to a versatile attic store room. The bathroom features a freestanding roll-top bath and a separate shower enclosure, providing both elegance and comfort.

Kelloe is a charming village situated in County Durham, offering a peaceful rural lifestyle while being well-connected to larger towns and cities. The village has access to essential amenities, including a local primary school and village shop. For further conveniences, the nearby town of Coxhoe provides additional shopping and healthcare services, just a short drive away.

Kelloe is ideally located for commuters, with excellent road links via the A1(M), offering easy access to Durham City (approximately 7 miles away), Newcastle, and Teesside. The village is also surrounded by beautiful countryside, perfect for outdoor enthusiasts who enjoy walking, cycling, and nature. Its proximity to Durham also means residents can enjoy the vibrant cultural and historical offerings, including Durham Cathedral, the River Wear, and a range of dining and shopping options.

Council Tax Band - A Annual Cost - £1547.02

EPC Rating - C

BOND £600 | MINIMUM 6 MONTHS TENANCY

Specification: Pets Considered (Additional £25pcm for pet rent), No Smokers

Required Earnings: Tenant Income - £21,600 Guarantor Income (if required) - £24,600

GROUND FLOOR

Hallway

Lounge

12'2 x 11'2 (3.71m x 3.40m)

Dining Room

14'1 x 9'10 (4.29m x 3.00m)

Kitchen

13'1 x 8'6 (3.99m x 2.59m)

FIRST FLOOR

Bedroom

12'2 x 10'10 (3.71m x 3.30m)

Bedroom

13'1 x 8'6 (3.99m x 2.59m)

Bathroom/WC

10'10 x 7'3 (3.30m x 2.21m)

Agents Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 6 Mbps, Superfast 80 Mbps

Mobile Signal/Coverage: Good/Average

Tenure: Freehold

Council Tax: Durham County Council, Band A - Approx. £1621 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.

REDRESS

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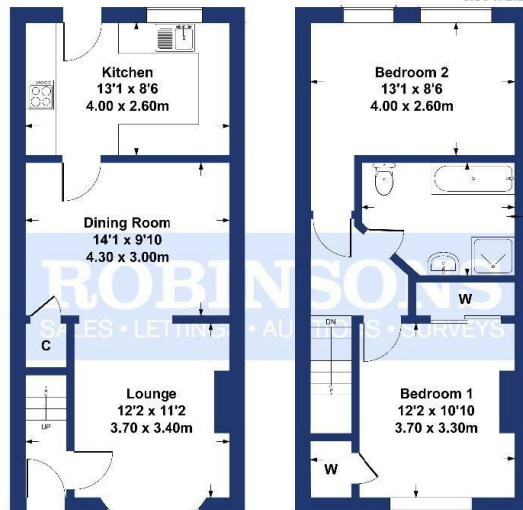
Strategic Marketing Plan

Dedicated Property Manager

Sharon Avenue

Approximate Gross Internal Area
807 sq ft - 75 sq m

Bathroom
10'10 x 7'3
3.30 x 2.20m



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. 2024

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
105-91	B		
85-95	C		
65-85	D		
45-65	E		
25-45	F		
1-25	G		
Not energy efficient - higher running costs			
		74	86

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	A		
101-91	B		
85-80	C		
65-85	D		
45-65	E		
25-45	F		
1-25	G		
Not environmentally friendly - higher CO ₂ emissions			

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