



**Mavin Street, Durham, DH1 3AU**  
**4 Bed - Student Property**  
**£140 Per Week**

**ROBINSONS**  
SALES • LETTINGS • AUCTIONS • SURVEYS

**\*\* STUDENT PROPERTY - EXCLUDING BILLS \*\***

This four bedroom student property lies in a quiet street within 200 yards of the student union building. A good standard of decoration and furnishings and recently installed new kitchen. The property benefits from UPVC double glazing and gas fired central heating and the accommodation briefly comprises of communal lounge/kitchen and ground floor bedroom. To the first floor are three further bedrooms and bathroom with white suite and over bath shower.

EPC Rating - D

BOND £300 | £140 PER WEEK PER STUDENT | 12 MONTHS TENANCY

\* Video tour from 2020. Property may be subject to slight alternations or changes.



# OUR SERVICES

Mortgage Advice

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Property Auctions

Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
105-91kWh/m <sup>2</sup> A		
91-81kWh/m <sup>2</sup> B		
81-65kWh/m <sup>2</sup> C		
65-55kWh/m <sup>2</sup> D		
55-48kWh/m <sup>2</sup> E		
48-35kWh/m <sup>2</sup> F		
35-27kWh/m <sup>2</sup> G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
102-91kWh/m <sup>2</sup> A		
91-80kWh/m <sup>2</sup> B		
80-65kWh/m <sup>2</sup> C		
65-55kWh/m <sup>2</sup> D		
55-48kWh/m <sup>2</sup> E		
48-35kWh/m <sup>2</sup> F		
35-27kWh/m <sup>2</sup> G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

## DURHAM

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T: 0191 383 9994 (option1) (Lettings)

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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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