



**Walker Street, Bowburn, DH6 5BG**  
**2 Bed - House - Mid Terrace**  
**£650 (From) Per Calendar Month**

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



Unfurnished \*\* Rear Yard \*\* Outskirts of Durham City \*\* Double Glazing & Gas Central Heating \*\* Popular & Convenient Location \*\* Early Viewing Advised \*\*

The floor plan briefly comprises: comfortable lounge, kitchen with door to rear and dining room. The first floor has two double bedrooms and bathroom/wc. Outside there is a rear yard and a garden to the front of the property.

Walker Street is situated close to a range of local shops and amenities which are available within Bowburn as well as nearby Coxhoe. A more comprehensive range of shopping and recreational facilities and amenities available within Durham City Centre which lies approximately 3 miles away. Bowburn is ideally placed for commuting purposes as it lies close to the A1M Motorway interchange which provides access to North & South.

Council Tax Band - A Annual Cost - £1547.02

EPC Rating - C

BOND £650 | MINIMUM 6 MONTH TENANCY

Specifications: No Smokers, No Pets

Required Income: Tenant Income - £23,400 Guarantor Income (If Required) - £23,400

### Redress Scheme

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

### 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  
 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





# OUR SERVICES

Mortgage Advice

Conveyancing

Surveys and EPCs

Property Auctions

Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

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

## DURHAM

1-3 Old Elvet

DH1 3HL

T: 0191 386 2777 (Sales)

T: 0191 383 9994 (option1) (Lettings)

E: info@robinsonsdurham.co.uk

## DURHAM REGIONAL HEAD OFFICE

19A old Elvet

DH1 3HL

T: 0191 383 0777

E: info@robinsonsdurham.co.uk

## CHESTER-LE-STREET

45 Front Street

DH3 3BH

T: 0191 387 3000

E: info@robinsonscsls.co.uk

## BISHOP AUCKLAND

120 Newgate Street

DL14 7EH

T: 01388 458111

E: info@robinsonsbishop.co.uk

## CROOK

Royal Corner

DL15 9UA

T: 01388 763477

E: info@robinsonscrook.co.uk

## SPENNYMOOR

11 Cheapside

DH16 6QE

T: 01388 420444

E: info@robinsonsspenny Moor.co.uk

## SEDFIELD

3 High Street

TS21 2AU

T: 01740 621777

E: info@robinsonssedgefield.co.uk

## WYNYARD

The Wynd

TS22 5QQ

T: 0174 064 5444

E: info@robinsonswynyrd.co.uk

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.



# ROBINSONS

SALES • LETTINGS • AUCTIONS

1 Old Elvet, Durham City, Durham, DH1 3HL | Tel: 0191 383 9994 | info@robinsonsdurham.co.uk  
www.robinsonsestateagents.co.uk