



Eastern Avenue, Langley Park, DH7 9XS
2 Bed - House - Semi-Detached
£650 Per Calendar Month

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SALES • LETTINGS • AUCTIONS • SURVEYS

EXTENDED * WELL PRESENTED * GARDENS * NICE
OUTLOOK TO REAR * UPVC DOUBLE GLAZING * POPULAR
VILLAGE LOCATION * LOCAL AMENITIES, SCHOOLS AND
TRANSPORT LINKS * OUTSKIRTS OF DURHAM CITY *

Available to rent on an unfurnished basis is this well positioned and presented two bedroom semi-detached home. The property comprises of: entrance hallway, extended lounge and dining room, extended kitchen, two double bedrooms and bathroom/wc fitted with a white suite. Externally are well maintained gardens.

Eastern Avenue is located in the village of Langley Park which lies on the outskirts of Durham City and has access to an array of local amenities, schools, recreational facilities and major transport links and should appeal to most tenants needs.

Council Tax Band - A Annual Cost - £1666.64

EPC Rating - E

BOND £650

Required Earnings: Tenant Income £23,400 - Guarantor Income £23,400

REDRESS

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

Gas Supply - Mains

Electricity supply – Mains

Water Supply – Mains - metered

Sewerage – Mains

Heating – Gas/ Electric Central Heating

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



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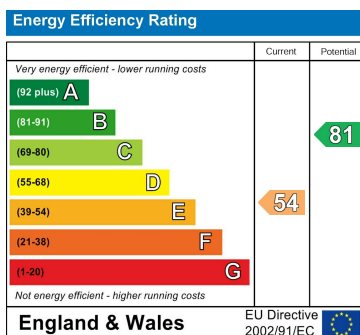
Surveys and EPCs

Property Auctions

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Strategic Marketing Plan

Dedicated Property Manager



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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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