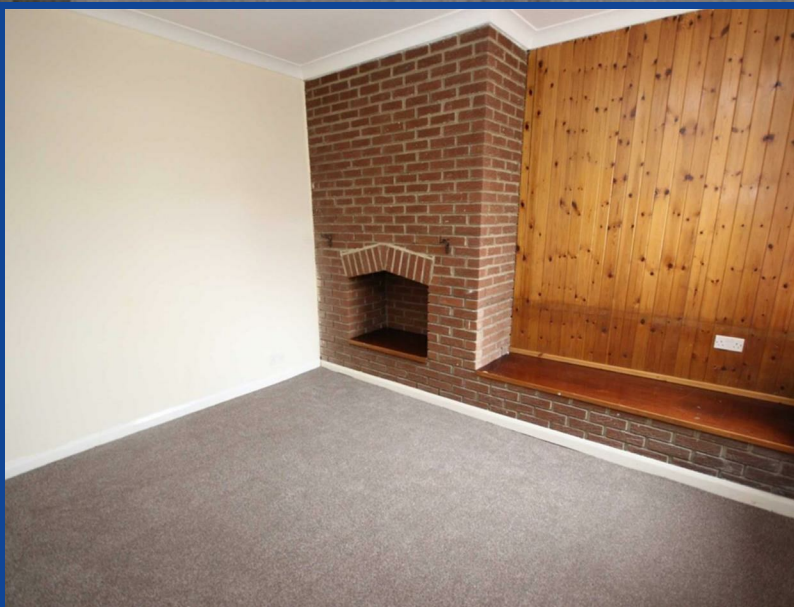




Edward Street, Gilesgate, DH1 1PU
3 Bed - House - End Terrace
£700 Per Calendar Month

ROBINSONS
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Unfurnished ** Popular Location ** Well Presented ** Upvc Double Glazing ** GCH Via Combination Boiler ** Walking Distance to Durham City & Amenities ** Good Road Links **

This well-presented three-bedroom home is ideally located close to the city centre in a popular residential area, offering a spacious and practical floor plan suited to a range of buyers. The property benefits from UPVC double glazing, gas central heating, and an enclosed rear courtyard-style garden. Internally, the accommodation briefly comprises an entrance hall, a comfortable lounge, a second reception room, a spacious fitted kitchen, a rear lobby/utility area, and a bathroom/WC fitted with a white suite and over-bath shower, along with three well-proportioned bedrooms.

Situated in the highly sought-after village of Gilesgate, the property enjoys a prime position for those who appreciate scenic walks into Durham City and along the riverside. It is also particularly convenient for commuters, with excellent access to the train station and the A690, which connects easily to the A1(M). The village itself offers a range of local amenities including shops, a convenience store, a friendly public house, and various takeaway options. For more extensive shopping, Dragonville Retail Park is just a short distance away, providing a wide selection of stores, a supermarket, and a petrol station, while Durham City centre offers an even broader array of amenities and services.

The area is also well suited to families, with a number of well-regarded schools nearby, including Durham Free School, Durham Gilesgate Primary School, and St Hild's C of E Primary School, as well as access to Durham Johnstone Comprehensive School and St Leonard's Catholic School.

Council Tax Band - A Annual Cost - £1547.02

EPC Rating - E

BOND £700 | MINIMUM 6 MONTHS TENANCY

Specifications: No Smokers and No Pets

Required Earnings: Tenant Income - £25,200.00 Guarantor Income (If Required) - £25,200.00

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

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

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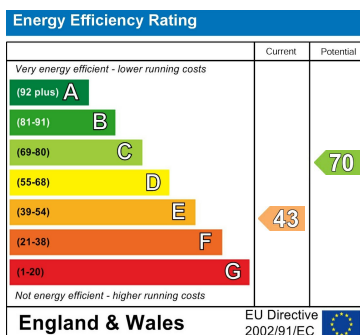
Surveys and EPCs

Property Auctions

Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager



DURHAM

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DH1 3HL

T: 0191 386 2777 (Sales)

T: 0191 383 9994 (option1) (Lettings)

E: info@robinsonsdurham.co.uk

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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.



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