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Park House Gardens, Sherburn Village, DH6

1DX

3 Bed - House - Semi-Detached

£895 Per Calendar Month

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This stunning, recently refurbished three-bedroom semi-detached home is located in the popular village of Sherburn Village and offers comfortable living space ideal for families or first-time renters.

The property opens into a small entrance porch with the staircase leading to the first floor. The main living room is a bright and welcoming space enhanced by a large window which fills the room with natural light. The living room flows through to a fabulous fitted kitchen diner which in-turn leads to the rear lobby, utility area and WC.

The first floor is arranged around a central landing which provides access to three well-proportioned bedrooms and stunning family bathroom.

Externally, the property benefits from a front garden providing ample parking, whilst the rear has an enclosed rear garden.

Sherburn Village is a well-established residential area located a short distance from Durham City. The village offers a range of local amenities including shops and schools, while excellent transport links via the A1(M) and A19 provide easy access to Durham, Sunderland and the wider North East.

Council Tax Band - A Annual Cost - £1547.02

EPC Rating - D

BOND £895 | MINIMUM 6 MONTHS TENANCY

Specifications: No Smokers and No Pets

Required Earnings: Tenant Income - £34,200.00 Guarantor Income (If Required) - £34,200.00

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



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Dedicated Property Manager

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	58	
(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

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The Wynd

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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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