



Douglas Villas, DH1 1JL  
2 Bed - House - Terraced  
£850 Per Calendar Month

**ROBINSONS**  
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**\*\* AVAILABLE FROM THE 1ST OF SEPTEMBER 2025 \*\***

**\* VERY WELL PRESENTED \* MODERN THROUGHOUT \*  
PRIVATE REAR GARDEN \* OFF-STREET PARKING \***

We offer to let on a furnished basis this superbly well presented and ideally situated 2 bedroom home.

Located within easy walking distance of the historic Durham City Centre, the property offers excellent access to an array of amenities, recreational facilities, bars, restaurants, visitor attractions, cinema and gyms. Commuters are also spoilt for choice with the bus and train station close by, as well as the A1(M) and A690 highways nearby.

The property briefly comprises ENTRANCE VESTIBULE, LOUNGE WITH DINING AREA, FITTED KITCHEN with INTEGRATED APPLIANCES AND BREAKFAST BAR, TWO BEDROOMS and BATHROOM/W.C. with shower facilities. Externally there is an OPEN PLAN GARDEN along with a DOUBLE DRIVEWAY to the front. To the rear there is an ENCLOSED PLEASANT GARDEN which is not directly overlooked.

To further compliment the property, it has an upgraded kitchen with combi boiler, a shed to the rear garden and patio. The property is double glazed throughout.

Council Tax Band - C Annual Cost - £2062.70

EPC Rating - C

Specifications: Professionals only, no smokers and no pets

BOND £850 | MINIMUM 6 MONTHS TENANCY

Required Earnings: Tenant Income £ 16,500.00 - Guarantor Income £ 19,800.00

#### **REDRESS**

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



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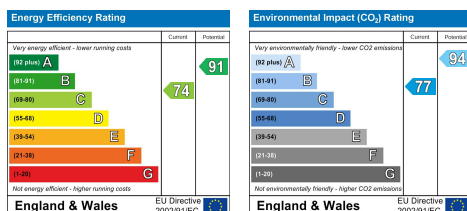
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Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification 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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