

**Foundry Close, Coxhoe, DH6 4LN**  
**3 Bed - House - End Terrace**  
**£750 Per Calendar Month**

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Unfurnished \*\* Modern Development \*\* Parking & Gardens \*\*  
Popular Village Location \*\* Local Amenities & Road Links \*\*  
Outskirts of Durham \*\* Upvc Double Glazing & GCH Via  
Combination Boiler \*\* Early Viewing Advised \*\*

The property comprises, entrance porch leading to a downstairs WC and comfortable lounge. A spacious kitchen diner is located at the rear, with patio doors opening to the enclosed garden. Upstairs, there are three bedrooms (two doubles and one single) along with a family bathroom equipped with over bath shower. Outside there is front parking and an enclosed rear garden which has patio area, lawn, shed, and side access.

Coxhoe is a former mining village situated less than six miles Southwest from Durham city between the towns of Bowburn and Cornforth. The nearby A1(M) provides commuter access throughout the region and beyond. A range of amenities can be found within Coxhoe High Street and the nearby villages, with a larger range of amenities to be found in Durham City. Local schools include Coxhoe, Bowburn and Quarrington Hill Primary Schools.

Council Tax Band - C Annual Cost - £1966.38

EPC Rating - B

BOND £750 | MINIMUM 6 MONTHS TENANCY

Specifications - Professionals Only, No Smokers and Pets  
Considered (Additional £25pcm for Pet Rent)

Required Earnings: Tenant Income - £22,500 Guarantor Income  
(If Required) - £27,000





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Mortgage Advice

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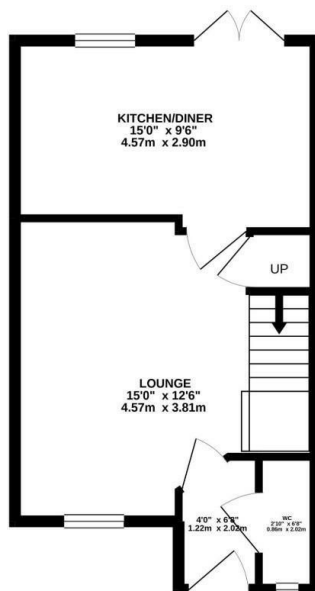
Property Auctions

Lettings and Management

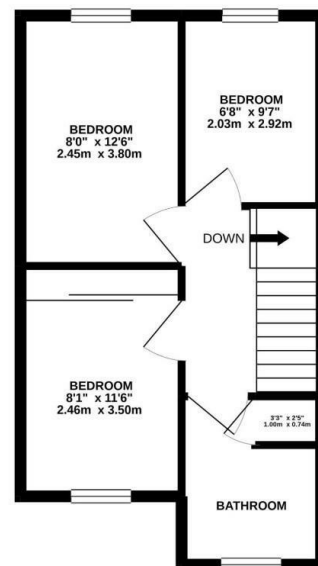
Strategic Marketing Plan

Dedicated Property Manager

GROUND FLOOR  
383 sq.ft. (35.6 sq.m.) approx.

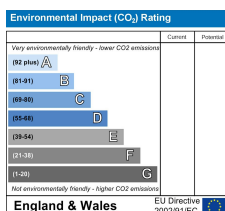
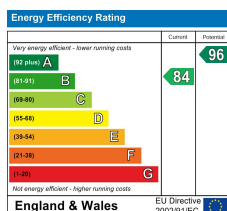


1ST FLOOR  
383 sq.ft. (35.6 sq.m.) approx.



TOTAL FLOOR AREA: 766 sq ft. (71.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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