



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

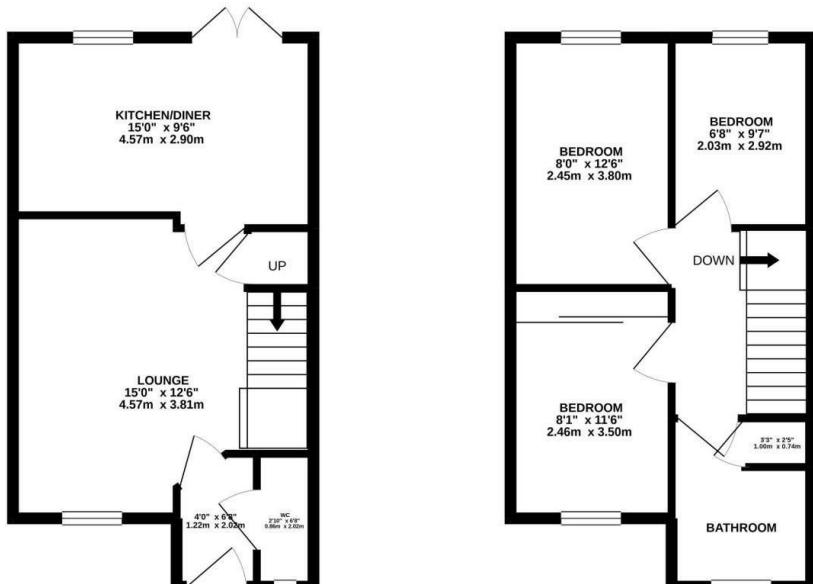


OUR SERVICES

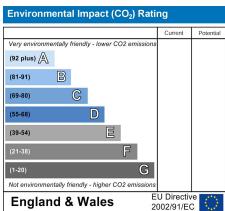
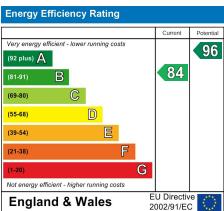
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GROUND FLOOR
383 sq.ft. (35.6 sq.m.) approx.

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 here, measurements of doors, windows and rooms are approximate. Robinsons Estate Agents Ltd. accept no responsibility 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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DURHAM

1-3 Old Elvet

DH1 3HL

T: 0191 386 2777 (Sales)

T: 0191 383 9994 (option1) (Lettings)

E: info@robinsonsdurham.co.uk

DURHAM REGIONAL HEAD OFFICE

19A old Elvet

DH1 3HL

T: 0191 383 0777

E: info@robinsonsdurham.co.uk

CHESTER-LE-STREET

45 Front Street

DH3 3BH

T: 0191 387 3000

E: info@robinsonsccls.co.uk

SPENNYMOOR

11 Cheapside

DH16 6QE

T: 01388 420444

E: info@robinsonsspennymoor.co.uk

BISHOP AUCKLAND

120 Newgate Street

DL14 7EH

T: 01388 458111

E: info@robinsonsbishop.co.uk

CROOK

Royal Corner

DL15 9UA

T: 01388 763477

E: info@robinsonscrook.co.uk

SEDFIELD

3 High Street

TS21 2AU

T: 01740 621777

E: info@robinsonssedgefield.co.uk

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