





Station Road, Meadowfield, DH7 8NF
2 Bed - House - Semi-Detached
£675 Per Calendar Month

ROBINSONS
SALES • LETTINGS • AUCTIONS • SURVEYS

Spacious and Upgraded Two Bedroom Semi-Detached Home – Popular Meadowfield Location

Situated in the popular residential area of Meadowfield, on the outskirts of Durham City, this spacious and upgraded two bedroom semi-detached home offers well-presented accommodation, ideal for a range of tenants.

The property briefly comprises an entrance hallway, comfortable lounge, separate dining room and fitted kitchen. To the first floor are two generously sized double bedrooms and a spacious family bathroom/WC, complete with a separate shower cubicle.

Externally, the property benefits from gardens and off-street parking, adding to its appeal.

Conveniently positioned for local amenities, schools and transport links, with Durham City Centre just a short drive away, this attractive home is **available to let on an unfurnished basis**. Early viewing is highly recommended.

** Images are from prior to current tenancy - kitchen and some windows upgraded since **

Council Tax Band - B Annual Cost - £1944.42
EPC Rating - D
BOND £675
Required Earnings: Tenant Income - £24,300 Guarantor Income (If Required) - £24,300

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

Mortgage Advice

Conveyancing

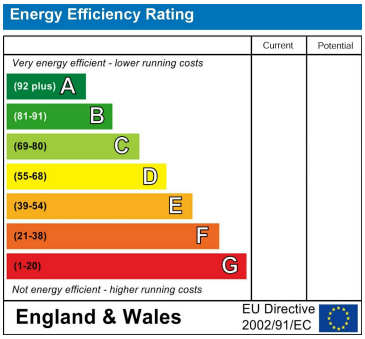
Surveys and EPCs

Property Auctions

Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager



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@robinsonscls.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

SPENNYMOOR
11 Cheapside
DH16 6QE
T: 01388 420444
E: info@robinsonsspennymoor.co.uk

SEDGEFIELD
3 High Street
TS21 2AU
T: 01740 621777
E: info@robinsonssedgefield.co.uk

WYNYARD
The Wynd
TS22 5QQ
T: 0174 064 5444
E: info@ robinsonswynyard.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 efficent 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.

RICS

ARLA Association of Residential Letting Agents

ROBINSONS

SALES • LETTINGS • AUCTIONS