



**High Street, Carrville, DH1 1AS**  
**3 Bed - House - Mid Terrace**  
**£795 Per Calendar Month**

**ROBINSONS**  
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\* AVAILABLE NOW \* BEAUTIFULLY PRESENTED AND MUCH IMPROVED \* ATTRACTIVE KITCHEN \* STUNNING RE-FITTED BATHROOM \* TWO RECEPTION ROOMS \* LARGE GARDEN AND PARKING\*

Available to rent immediately on an unfurnished basis, this beautifully presented and much improved three bedroom terraced home is located in the ever-popular High Street in Carrville, just a short drive from Durham City Centre.

The property has recently undergone extensive refurbishment including a brand new bathroom suite, fresh flooring throughout (new carpets to be fitted to bedroom 3 and landing), re-plastering and full redecoration, offering a high standard of finish that's ready to move into. The spacious layout comprises a welcoming hallway, comfortable front lounge, separate dining room, modern kitchen, and rear lobby area.

Upstairs you'll find three good-sized bedrooms and a stunning family bathroom complete with both bath and separate shower.

Externally there is off-street parking to the rear and a large rear garden that offers great space for relaxing or entertaining.

Carrville is a popular residential area just to the east of Durham, with excellent access to the A1(M) and local bus routes into the city. The nearby Arnison Centre offers a range of major shops and supermarkets, while within walking distance you'll find a Tesco Extra, local takeaways, a bakery, pharmacy, and other everyday amenities. There's also a well-regarded primary school nearby, and the location is ideal for those commuting to Durham University, the hospital, or the city centre.

Council Tax Band - A Annual Cost - £1547.02

EPC Rating - C

BOND £795 | MINIMUM 6 MONTHS TENANCY

Specifications: No Pets, No Smokers

Required Earnings: Tenant Income - £28,620 Guarantor Income (If Required) - £30,620

### Agents Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 5 Mbps, Superfast 80 Mbps, Ultrafast 10,000 Mbps

Mobile Signal/Coverage: Good

Disclaimer: The preceding details have been sourced from the

seller and OnTheMarket.com. 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. Robinsons cannot accept liability for any information provided.

### 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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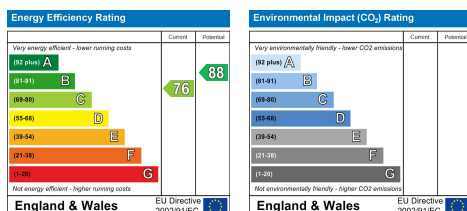
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## DURHAM

1-3 Old Elvet  
DH1 3HL

T: 0191 386 2777 (Sales)

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## SPENNYMOOR

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E: [info@robinsonsspenny Moor.co.uk](mailto:info@robinsonsspenny Moor.co.uk)

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## WYNYARD

The Wynd  
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E: [info@wynyardfineandcountry.co.uk](mailto:info@wynyardfineandcountry.co.uk)

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