

Cuthbert Avenue, DH1 2ED
3 Bed - House - Semi-Detached
£800 Per Calendar Month

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**** Three Bedrooms ** Very Popular & Convenient Location **
Location Amenities & Road Links ** Parking & Gardens ****

The floor plan comprises: entrance hallway, lounge/ dining room and kitchen. The first floor has three good sized bedrooms and a family bathroom/wc. Outside there are gardens to front and rear with off street parking. The property is ready to move straight into and an internal viewing comes highly recommended.

Gilesgate is a very popular village being perfectly situated for walking into Durham City and the riverside. Positioned approximately one mile from the train station and on the doorstep of the A690 which provides access to the A1(M) makes the area ideal for the commuter. Local amenities include shops, convenience store, public house and take away restaurants as well as a number of popular schools. There is a retail park a short distance away, with ample shops and a supermarket, additional amenities and facilities can be found within Durham City centre.

Council Tax Band - A Annual Cost - £1547.02

EPC Rating - C

BOND £600 | MINIMUM 6 MONTHS TENANCY

SPECIFICATIONS: - No Smokers, Pets Considered (Additional £25pcm for Pet Rent)

REQUIRED EARNINGS: - Tenant - £28,800 Guarantor (If Required) - £30,800

REDRESS

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

Agents 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 Central Heating

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.



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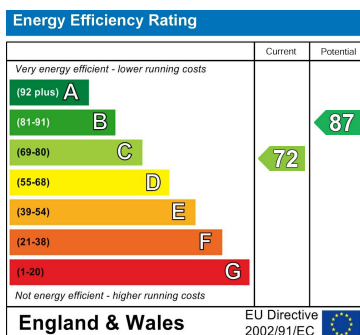
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Strategic Marketing Plan

Dedicated Property Manager



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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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