

Front Street, Sherburn Village, DH6 1HA  
2 Bed - House - Semi-Detached  
£680 Per Calendar Month

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Unfurnished \*\* Popular Village Location \*\* Large Rear Garden  
 \*\* Outskirts of Durham \*\* Good Local Amenities & Road Links  
 \*\* Upvc Double Glazing & GCH Via Combination Boiler \*\* Early Viewing Advised \*\*

The floor plan comprises: inviting entrance hallway, comfortable lounge with double doors to the dining room and fitted kitchen. French style doors lead from the kitchen out to the rear garden and patio area, and there is a rear lobby with under stair storage and door to the rear external. The first floor has spacious landing leading to two double bedrooms and bathroom/wc, which includes over bath shower. Outside the property occupies a village centre location with enclosed rear garden and garage store.

The property occupies a prominent position within Sherburn Village centre, which has a good range of everyday shops and amenities available. A more comprehensive range of shopping and recreational facilities are available within Durham City Centre, which is just over 3 miles distant. Sherburn Village is also well placed for commuting purposes being within a few minutes drive of the A(690) Durham to Sunderland Highway, the A1(M) Motorway and A(19) Highway.

Council Tax Band - B Annual Cost - £1890.92

EPC Rating - D

BOND £680 | MINIMUM 6 MONTHS TENANCY

Specifications: No Smokers and No Pets

Required Earnings: Tenant Income - £24,480.00 Guarantor Income (If Required) - £24,480.00

## GROUND FLOOR

### Hallway

### Lounge

14'02 x 12'01 (4.32m x 3.68m)

### Dining Room

14'11 x 13'0 (4.55m x 3.96m)

### Kitchen

10'04 x 10'01 (3.15m x 3.07m)

## FIRST FLOOR

### Bedroom

12'01 x 12'10 (3.68m x 3.91m)

### Bedroom

12'09 x 11'10 (3.89m x 3.61m)

## Bathroom/WC

8'07 x 5'07 (2.62m x 1.70m)

## Agent Note

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 18 Mbps, Superfast 80 Mbps, Ultrafast 9000 Mbps

Mobile Signal Poor

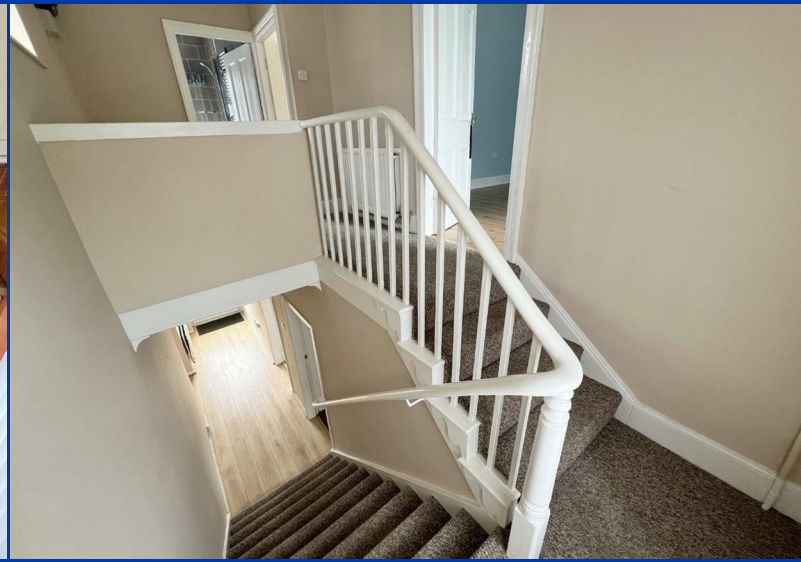
Tenure: Freehold

Council Tax: Durham County Council, Band B approx. £1,890.00 pa

Energy Rating: D

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.







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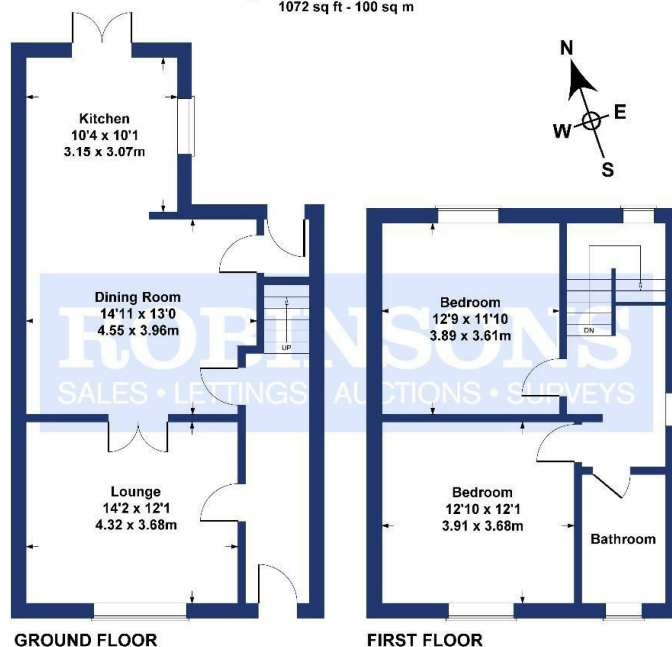
Property Auctions

Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

**Front Sreet**  
Approximate Gross Internal Area  
1072 sq ft - 100 sq m



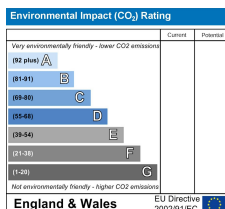
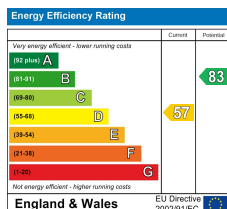
GROUND FLOOR

FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2023



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