



**Mary Terrace, Bowburn, DH6 5DH**  
**2 Bed - House - Semi-Detached**  
**£675 Per Calendar Month**

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\*\* Lovely Semi Detached Home \*\* Pleasant Front Outlook \*\* Convenient Location Close to Durham & Major Road Links \*\* Gardens \*\* Rear Parking \*\* Double Glazing & GCH Via Combination Boiler \*\* Early Viewing Advised \*\*

The floor plan briefly comprises: entrance hall, living/dining room, modern fitted kitchen. The first floor has two good sized bedrooms and family bathroom/wc. Externally the front enjoys a pleasant outlook and the rear has a good sized enclosed garden.

The property is located in the ever popular town of Bowburn which is close to schools, amenities and recreational facilities and is just a short drive from Durham City centre. There are also good motoring and bus links nearby with the A1(M) highway which provides road links to major towns and cities in the both the North & South including Newcastle upon Tyne, Gateshead, Chester le Street and Sunderland.

Council Tax Band - A Annual Cost - £1547.02

EPC Rating - D

BOND £675 | MINIMUM 6 MONTHS TENANCY

Specifications - No Smokers and Pets Considered (Additional £25PCM for pet rent)

Required Earnings: Tenant Income - £24,300 Guarantor Income (If Required) - £27,300

## Entrance

### Lounge

17'11" x 10'11" (5.46 x 3.33)

### Kitchen Diner

11'7" x 10'0" (3.53 x 3.05)

## First Floor

### Bedroom

12'4" x 10'8" (3.76 x 3.25)

### Bedroom

11'9" x 10'4" (3.58 x 3.15)

### Bathroom/WC

## 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 (not metered)

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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## Mary Terrace

Approximate Gross Internal Area  
767 sq ft - 71 sq m



### 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. 2019

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	67	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

### 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

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### WYNYARD

The Wynd  
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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.

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