



Oakfield Crescent, Bowburn, DH6 5DF
2 Bed - Bungalow - Semi Detached
£750 Per Calendar Month

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Unfurnished Semi-Detached Bungalow ** Well Presented **
Pleasantly Situated ** Driveway & Single Garage ** Enclosed
Rear Garden ** Popular & Convenient Location ** Local
Amenities & Access to Major Road Links ** GCH Via
Combination Boiler ** Upvc Double Glazing ** Must be Viewed
**

The floor plan comprises: entrance hall, comfortable lounge, fitted kitchen, two bedrooms and bathroom/wc with over bath shower. Outside the property occupies a pleasant position with gardens front and rear. The front has an open aspect with long driveway leading to the single garage. The rear garden is enclosed with lawned and patio areas.

Oakfield Crescent forms part of a pleasant and popular residential development, situated on the outskirts of the village of Bowburn, where there are a range of local shops and amenities available. A more comprehensive range of shopping and recreational facilities and amenities are available within Durham City Centre which lies approximately 3 miles distant. Bowburn is well placed for commuting purposes as it lies a short drive from the A1(M) Motorway Interchange which provides good road links to both North and South.

Council Tax Band - B Annual Cost - £1662.89

EPC Rating - D

BOND £750 | MINIMUM 6 MONTHS TENANCY

Specifications - Professionals Only, No Smokers and Pets Considered (additional £25PCM pet rent)

Required Earnings: Tenant Income £20,850.00 - Guarantor Income £25,020.00



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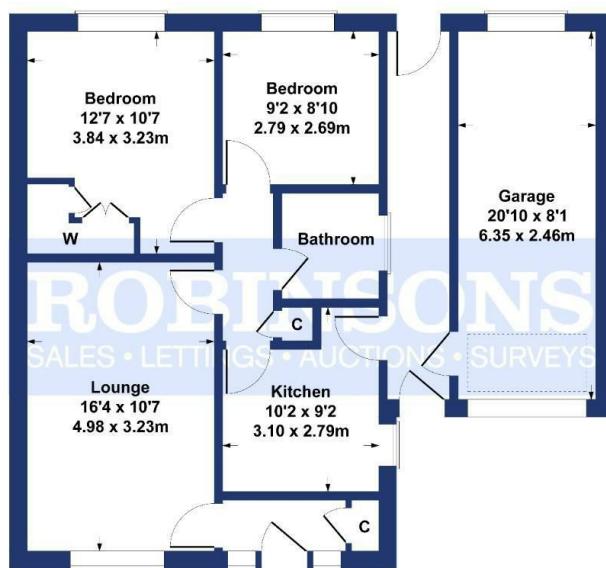
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Oakfield Crescent

Approximate Gross Internal Area
842 sq ft - 78 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. 2022

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (98-100)	A	
(91-93)	B	
(88-90)	C	
(85-87)	D	
(81-84)	E	
(78-80)	F	
(71-77)	G	
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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