



**Marshall Terrace, Gilesgate, DH1 2HT**  
**5 Bed - Student Property**  
**£120 Per Week**

**ROBINSONS**  
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PROPERTY REDUCED

\*\* STUDENT PROPERTY - INTERNET AND TV LICENSE  
BILLS INCLUDED \*\*

Robinsons is delighted to present this 5-bedroom student property located near Durham industrial park. Upon entering, you will be greeted by a spacious kitchen and dining area. The communal living area is filled with natural light and features a large TV for your enjoyment. Furthermore, the property has 5 spacious study bedrooms and two bathrooms equipped with both bath and shower facilities.

Marshall Terrace has excellent access to local amenities within Gilesgate and the nearby Dragonville Retail Park. The property is within walking distance to Durham City centre and has superb road links to the A690 and A1(M) for commuting. Marshall Terrace has everything you need on your doorstep with quick easy access to the local Tesco, Dragonville, various schools and ample transport links for getting you around. With a wide range of shops just moments away, all your needs will be easily met. Convenient transportation in and out of Durham is also provided through the well-connected bus routes nearby.

EPC rating – C

BOND £300 PER STUDENT | £120 PER WEEK PER STUDENT | 11 MONTHS TENANCY

**Agent Notes**

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Ultra-fast 9000Mbps

Mobile Signal/Coverage: Good

Council Tax: Durham County Council, Band B - Approx. £  
STUDENTS ARE EXEMPT FROM PAYING COUNCIL TAX

Disclaimer: The preceding details have been sourced from the landlord 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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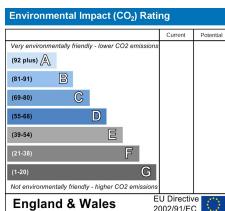
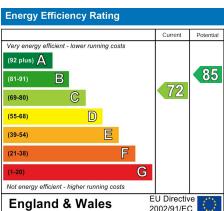
Surveys and EPCs

Property Auctions

Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager



## 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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**E: info@robinsonsbishop.co.uk**

## CROOK

Royal Corner

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**T: 01388 763477**

**E: info@robinsonscrook.co.uk**

## SPENNYMOOR

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DH16 6QE

**T: 01388 420444**

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## SEDFIELD

3 High Street

TS21 2AU

**T: 01740 621777**

**E: info@robinsonssedgefield.co.uk**

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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