



**Lawson Road, Bowburn, DH6 5ED**  
**3 Bed - House - Detached**  
**£995 Per Calendar Month**

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\*\* Superb First or Family Home \*\* Popular Location \*\* Close to Durham & A1(M) \*\* Pleasant Position \*\* Gardens, Parking & Detached Garage \*\* Gas Central Heating and Double Glazing  
\*\* Must be Viewed \*\*

This property comprises an entrance hall, convenient WC, a comfortable lounge, and a modern and well-equipped kitchen/breakfast room with french doors opening to the rear garden. The first floor boasts a spacious master bedroom with an en-suite shower room, a second generous double bedroom, a third single bedroom, and family bathroom/WC. Outside, you'll find both front and rear gardens, a single detached garage, and driveway parking.

Bowburn, located in County Durham, is a village that offers a blend of suburban living with convenient access to Durham City. Just 3 miles from Durham City Centre, Bowburn benefits from excellent transport links, including easy access to the A1(M) motorway, which connects the village to nearby cities like Newcastle and Middlesbrough, as well as London and Edinburgh via the East Coast Mainline from Durham Station. The village has seen recent development, with modern housing estates offering a variety of property types, from starter homes to family houses.

In terms of amenities, Bowburn has a selection of local shops, a post office, and primary schools, with larger supermarkets and retail options just a short drive away in Durham. The village also boasts green spaces and parks, along with access to countryside walks, providing a peaceful lifestyle. Public transport options include regular bus services to Durham and nearby towns.

Council Tax Band - C Annual Cost - £2268

EPC Rating - C

BOND £995 | MINIMUM 6 MONTHS TENANCY

Specifications: No Smokers and Pets Considered (Additional £25pcm For Pet Rent)

Required Earnings: Tenant Income - £35,820 Guarantor Income (If Required) - £38,820

## GROUND FLOOR

### Entrance Hallway

### Cloak/WC

### Lounge

14'6 x 13'6 (4.42m x 4.11m)

### Kitchen Diner

14'5 x 10'5 (4.39m x 3.18m)

## FIRST FLOOR

### Bedroom

10'6 x 9'4 (3.20m x 2.84m)

### En-Suite Shower Room

8'3 x 4'4 (2.51m x 1.32m)

### Bedroom

11'8 x 7'5 (3.56m x 2.26m)

### Bedroom

8'6 x 6'9 (2.59m x 2.06m)

### Bathroom/WC

7'6 x 4'11 (2.29m x 1.50m)

### Agent 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 - metered

Sewerage – Mains

Heating – Gas

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.

### REDRESS

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



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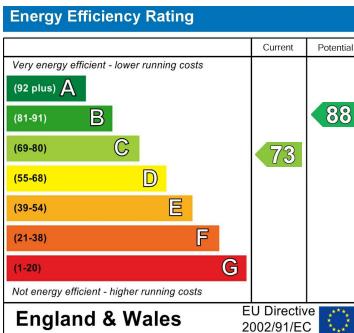
**Lawson Road**  
Approximate Gross Internal Area  
843 sq ft - 78 sq m



**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. 2023



England & Wales

## 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

19A old Elvet  
DH1 3HL  
T: 0191 383 0777  
E: info@robinsonsdurham.co.uk

## CHESTER-LE-STREET

45 Front Street  
DH3 3BH  
T: 0191 387 3000  
E: info@robinsonsccls.co.uk

## BISHOP AUCKLAND

120 Newgate Street  
DL14 7EH  
T: 01388 458111  
E: info@robinsonsbishop.co.uk

## CROOK

Royal Corner  
DL15 9UA  
T: 01388 763477  
E: info@robinsonscrook.co.uk

## SPENNYMOOR

11 Cheapside  
DH16 6QE  
T: 01388 420444  
E: info@robinsonspennymoor.co.uk

## SEDGEFIELD

3 High Street  
TS21 2AU  
T: 01740 621777  
E: info@robinsonssedgefield.co.uk

## WYNYARD

The Wynd  
TS22 5QQ  
T: 0174 064 5444  
E: info@wynyardfineandcountry.co.uk

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