



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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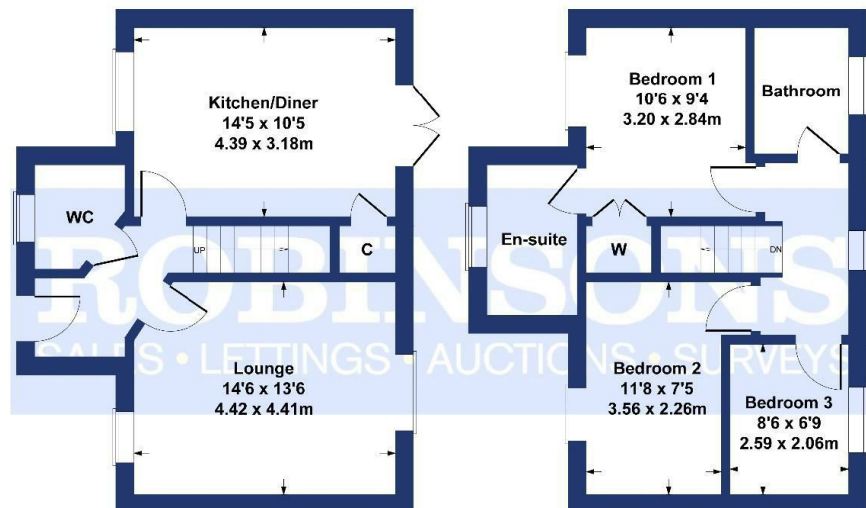
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

## Lawson Road

Approximate Gross Internal Area  
843 sq ft - 78 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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
		<b>88</b>
	<b>73</b>	
EU Directive 2002/91/EC		
England & Wales		

### DURHAM

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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.

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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