

Irene Terrace, Langley Park, DH7 9XG 2 Bed - House - Terraced £650 Per Calendar Month

ROBINSONS
SALES LETTINGS • ALICTIONS • SURVEYS



\* WELL PRESENTED \* ENCLOSED FRONT GARDEN \* UPVC financial commitments. Robinsons cannot accept liability for DOUBLE GLAZING \* POPULAR VILLAGE LOCATION \* LOCAL any information provided subsequent amendments or AMENITIES, SCHOOLS AND TRANSPORT LINKS \* OUTSKIRTS OF DURHAM CITY \* RE-PAINTED \*

unintentional errors or omissions.

Available to rent on an unfurnished basis is this well positioned and presented two bedroom mid terrace home. The property comprises of: entrance hallway, lounge and dining kitchen. To the first floor are two bedrooms (the master having large storage cupboard) and bathroom/wc fitted with a white suite. Externally there is a low maintenance garden to the front, yard and shed to the rear.

The property should suit a wide variety of potential tenants.

Council Tax Band - A Annual Cost - £1547.02

EPC Rating- D

BOND £650 | MINIMUM 6 MONTHS TENANCY

Specification: Pets Considered (Additional £25pcm for pet rent), no smokers

Required Earnings: Tenant Income - £23,400 Guarantor Income (if required) - £25,400

#### **REDRESS**

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

# **AGENT NOTES**

Property Construction – Standard, non-traditional

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/Electric/Oil

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







# **OUR SERVICES**

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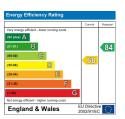
Surveys and EPCs

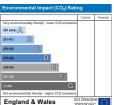
**Property Auctions** 

Lettings and Management

Strategic Marketing Plan

**Dedicated Property Manager** 





# **DURHAM**

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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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