



Park Avenue, Coxhoe, DH6 4JN
3 Bed - House - Semi-Detached
£715 Per Calendar Month

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Lovely Semi Detached Home ** Ideal Starter or Family Property
** Well Presented & Upgraded Throughout ** Modern Kitchen & Bathroom ** Popular Village Location ** Generous Rear Garden
** Front Off Street Parking ** Double Glazing & GCH ** Must Be Viewed **

The floor plan briefly comprises: entrance porch, hallway, comfortable lounge and dining room with dual aspect windows, providing plenty of natural light. The modern fitted kitchen has a range of units and contrasting work surfaces, with door to the covered utility/store area and WC, which gives access to the front and rear gardens. Outside the front is block paved and provides parking, whilst the rear is of a generous size and laid mainly to lawn.

Park Avenue is a development in the Parkhill area, on the outskirts of Coxhoe Village. Coxhoe has a good range of everyday shops etc and is approximately 5 miles from Durham City Centre where there are comprehensive shopping and recreational facilities available. It is well placed for commuting purposes being just off the A(177) Highway which offers access to Durham City and Teesside and is within a few minutes drive of the A1(M) Motorway Interchange at Bowburn.

Council Tax Band - A Annual Cost - £1666.64

EPC Rating - D

BOND £715.00

Required Earnings: Tenant Income - £25,740.00 Guarantor Income - £25,740,00

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

Gas Supply - Mains

Electricity supply – Mains

Water Supply – Mains

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.



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

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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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