

**Durham Terrace, Framwellgate Moor, DH1
5EH
2 Bed - House - Terraced
£795 Per Calendar Month**

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UNFURNISHED ** MODERN FITTED SHOWER ROOM **
LOVELY KITCHEN DINER ** CLOSE TO LOCAL SHOPS &
AMENITIES ** SHORT DISTANCE TO DURHAM CITY ** UPVC
DOUBLE GLAZING & GCH VIA COMBI ** MUST BE VIEWED
**

The floor plan comprises: entrance, lounge, kitchen diner, utility area. The first floor has two bedrooms and shower room/wc. Outside is a front garden, small rear courtyard and parking space.

Framwellgate Moor is situated approx. 2 miles north of Durham City. It is easily accessible via well-connected public transport options, and its location offers convenient access to various amenities in the vicinity. Notable nearby facilities include the esteemed University Hospital of Durham, New College Durham, and Framwellgate School, fostering a nurturing environment for learning.

A mere mile away lies the Arnison Centre Retail Park, boasting an array of shops, outlets, a supermarket, restaurants, and even a petrol station, making it a one-stop destination for various needs and desires. For everyday essentials, residents can find smaller convenience stores and shops conveniently located on Framwellgate Moor Front Street.

With its convenient location, excellent amenities, and a vibrant community, Framwellgate Moor continues to be a sought-after destination for those seeking a balanced and enjoyable lifestyle.

Council Tax Band - A Annual Cost - £1547.02

EPC Rating - C

BOND £795 | MINIMUM 6 MONTHS TENANCY

Specifications: No smokers, No pets

Required Earnings: Tenant Income - £28,620.00 Guarantor Income (If Required) - £28,620.00

Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Superfast Mbps

Mobile Signal/Coverage: Average

Tenure: Freehold

Council Tax: Durham County Council, Band A - Approx. £1547.02p.a

Energy Rating: C

Disclaimer: The preceding details have been sourced from the seller 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.

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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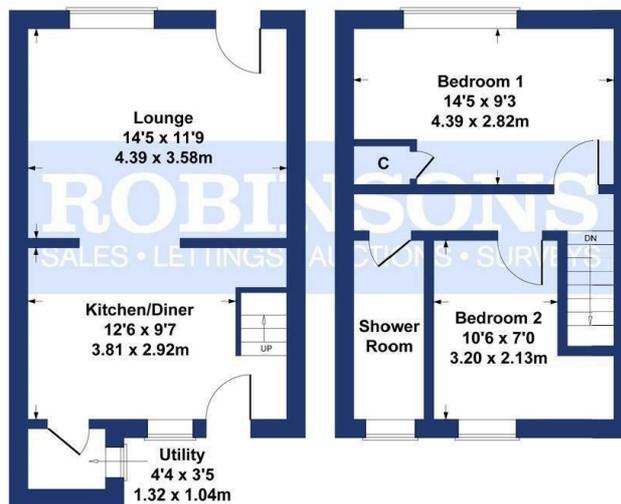
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Durham Terrace

Approximate Gross Internal Area
647 sq ft - 60 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. 2019

| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | A | | |
| 105-91 | B | | |
| 89-85 | C | | |
| 75-84 | D | | |
| 59-74 | E | | |
| 45-58 | F | | |
| 35-44 | G | | |
| Not energy efficient - higher running costs | | | |
| | | 73 | 90 |
| England & Wales | | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | A | | |
| 101-91 | B | | |
| 89-80 | C | | |
| 75-64 | D | | |
| 59-54 | E | | |
| 45-38 | F | | |
| 35-28 | G | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| | | | |
| England & Wales | | EU Directive 2002/91/EC | |

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.

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