



Front Street, DH7 6SY  
1 Bed - Apartment  
£550 PCM

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Unfurnished & Recently Decorated \*\* Popular Village Location  
\*\* Outskirts of Durham \*\* Upvc Double Glazing \*\* One Double  
Bedroom \*\* Open Plan Living Kitchen \*\* Electric Storage  
Heating \*\*

The floor plan comprises: entrance, open plan living kitchen,  
fitted with range of units and french doors to the courtyard  
garden, shower room and double bedroom.

There are a range of local shops and amenities within the  
village, with a more comprehensive range of shopping and  
recreational facilities and amenities available within Durham  
City centre which lies approximately 4 miles distant. Witton  
Gilbert is well placed for commuting purposes as it lies  
adjacent to the A691 highway which provides good road links to  
other regional centres.

Council Tax Band - A Annual Cost - £1474.78

EPC Rating - C

BOND £550

SPECIFICATIONS: No Pets, No Smokers

Required Earnings: Tenant Income £xx Guarantor Income (if  
required) £xx

**Agent Notes**

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Electric Night Storage Heaters

Broadband: Super-fast 80Mbps

Mobile Signal/Coverage: Good

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



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Dedicated Property Manager

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	76
(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	

## DURHAM

1-3 Old Elvet  
DH1 3HL

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T: 0191 383 9994 (option1) (Lettings)

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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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