



Local Avenue, Sherburn Hill, DH6 1HG
2 Bed - House - Semi-Detached
£800 PCM

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DISCLAIMER: THERE IS AN ADDITIONAL £28 PAYABLE TO THE LANDLORD EACH MONTH ON TOP OF THE RENT FOR THE BROADBAND/INTERNET FOR THE PROPERTY WHICH IS NOT OPTIONAL.

Furnished ** Well Presented ** Pleasant Position ** Large Rear Garden ** Outskirts of Durham ** Access to Village Amenities ** Good Road Links ** GCH & Upvc Double Glazing ** Early Viewing Advised **

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A well-proportioned two-bedroom semi-detached house, offered to the rental market on a furnished basis and pleasantly situated in Sherburn Hill, on the outskirts of Durham.

The property provides comfortable accommodation arranged over two floors. The ground floor comprises an entrance hall, lounge, kitchen/breakfast room, rear lobby and cloakroom/WC.

To the first floor are two double bedrooms together with a bathroom/WC fitted with an over-bath shower.

Externally, one of the property's key features is the large rear garden, providing generous outdoor space. Street parking is available to the front.

Sherburn Hill offers convenient access to surrounding villages and local amenities, while being well positioned for access towards Durham City and the wider road network.

An ideal rental home for a couple, small family or professionals looking for a furnished property within easy reach of Durham.

Council Tax Band - A Annual Cost - £1666.64

EPC Rating - D

BOND £800

Required Earnings: Tenant Income - £28,800.00 Guarantor Income (If Required) - £28,800.00

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		

DURHAM

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T: 0191 383 9994 (option1) (Lettings)

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WYNYARD

The Wynd

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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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