



Lansdowne Road, DH6 4DN
2 Bed - House - Semi-Detached
£650 Per Calendar Month

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Rarely available to the lettings market, we offer to the market this two bedroom semi-detached home which is available immediately on an unfurnished basis.

The property occupies a pleasant position with nice views, a private rear garden, inviting living room, utility space, two double bedrooms, modern kitchen and driveway with garage.

The property should appeal to a wide variety of tenants including couples, small families or commuters as the town of Coxhoe is just a short drive from the historic Durham City and has good access to schools, amenities, recreational facilities and motoring links which includes the A1(m) highway giving access to many of the regions major towns and cities including Newcastle upon Tyne, Gateshead and Chester-le-street. An early internal inspection is strongly recommended as this should prove to be a popular property.

Council Tax Band - A Annual Cost - £1547.02

EPC Rating - D

BOND £650 | MINIMUM 6 MONTHS TENANCY

Specifications: Pets Considered (Additional £25pcm for Pet Rent), No Smokers

Required Earnings: Tenant Income - £23,400 Guarantor Income (If Required) - £27,400

Lounge

15'4" x 11'10" (4.67 x 3.61)

Kitchen

10'1" x 8'5" (3.07 x 2.57)

Bedroom

10'10" x 10'6" (3.30 x 3.20)

Bedroom

12'7" x 9'4" (3.84 x 2.84)

REDRESS

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

Agents Notes

Property Construction – Standard

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

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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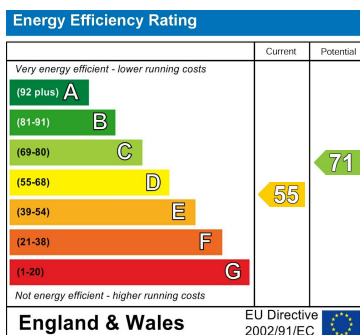
Surveys and EPCs

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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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