



Mary Terrace, Bowburn, DH6 5DH
2 Bed - House - Semi-Detached
£525 Per Calendar Month

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**** Lovely Semi Detached Home ** Pleasant Front Outlook **
Convenient Location Close to Durham & Major Road Links **
Gardens ** Rear Parking ** Double Glazing & GCH Via
Combination Boiler ** Early Viewing Advised ****

The floor plan briefly comprises: entrance hall, living/dining room, modern fitted kitchen. The first floor has two good sized bedrooms and family bathroom/wc. Externally the front enjoys a pleasant outlook and the rear has a good sized enclosed garden.

The property is located in the ever popular town of Bowburn which is close to schools, amenities and recreational facilities and is just a short drive from Durham City centre. There are also good motoring and bus links nearby with the A1(M) highway which provides road links to major towns and cities in the both the North & South including Newcastle upon Tyne, Gateshead, Chester le Street and Sunderland.

Council Tax Band - A Annual Cost - £1469

EPC Rating - D

BOND £525 | MINIMUM 6 MONTHS TENANCY

Specifications - Professionals Only, No Smokers and Pets
Considered (Additional £25PCM for pet rent)

Required Earnings: Tenant Income £17,850 - Guarantor Income
£21,420

Entrance

Lounge

17'11" x 10'11" (5.46 x 3.33)

Kitchen Diner

11'7" x 10'0" (3.53 x 3.05)

First Floor

Bedroom

12'4" x 10'8" (3.76 x 3.25)

Bedroom

11'9" x 10'4" (3.58 x 3.15)

Bathroom/WC

Tenure - Freehold

Council Tax Band A - Approx. £1426 PA



OUR SERVICES

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Strategic Marketing Plan

Dedicated Property Manager

Mary Terrace
Approximate Gross Internal Area
767 sq ft - 71 sq m



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
67	84
England & Wales EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
England & Wales EU Directive 2002/91/EC	

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