



## 38 Clarence Street

Bowburn, Durham, DH6 5BB

**£625 Per Month**

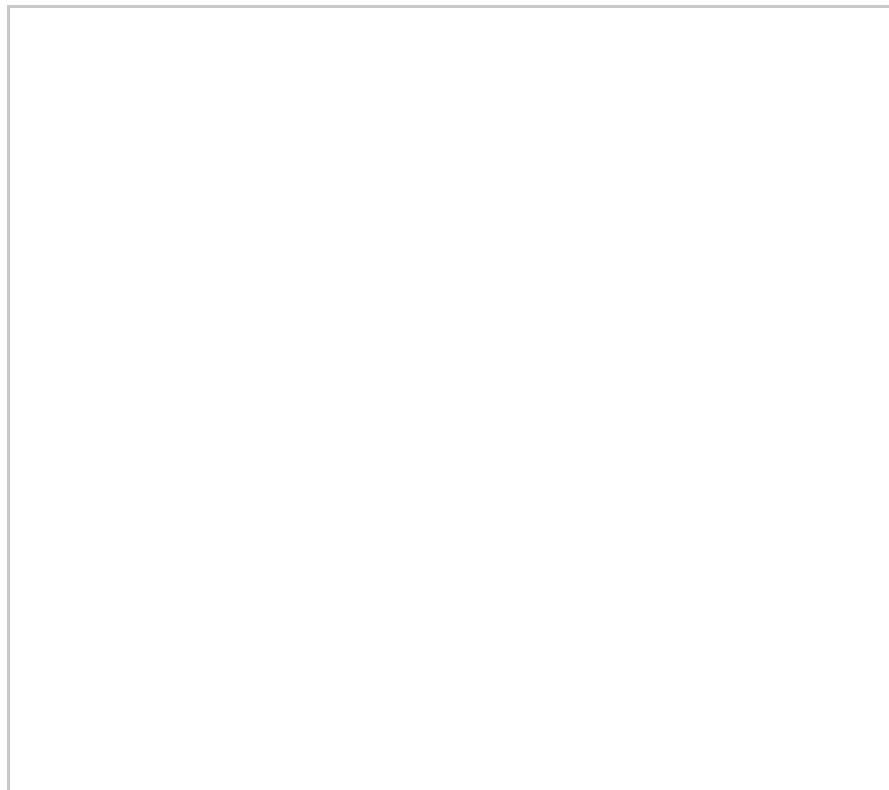
Spacious 3 bedroom property in sought after residential location. With 2 large reception rooms and 3 bedrooms, this ideal family home comprises, Entrance, Lounge, Dining Room, Kitchen, 3 Bedrooms and Bathroom. Externally, there is a yard to the rear.

### **Viewing**

Please contact our Frampton & Roebuck Office on 0191 383 2123 if you wish to arrange a viewing appointment for this property or require further information.



## Floor Plan



## Area Map



## Energy Efficiency Graph

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



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