



Unfurnished ** Popular Location ** Well Presented ** Gardens ** Modern Kitchen ** Spacious Floor Plan ** Walking Distance to Durham ** Good Amenities & Road Links ** Upvc Double Glazing & GCH Via Combi ** Early Viewing Advised **

The floor plan comprises: entrance hallway, lounge, dining room, kitchen. The first floor has three bedrooms, bathroom and separate WC. Outside there are generous front and rear gardens.

Musgrave Gardens is well positioned for a range of amenities including the Dragonville Retail Park. There is also good access to recreational facilities, schools and motoring links including the A1(M) and A690 highways which give access to many of the regions major towns and cities including Newcastle upon Tyne, Gateshead, Sunderland and Chester le Street town centre. The historic Durham City centre is also just a short distance away where people can find a large arrange of amenities available.

specification: professionals only, pets considered, no smokers

required earnings: Tenant Income £ 19,500.00 Guarantor Income (If Required) £ 23,400.00

Musgrave Gardens, Gilesgate, DH1 1PL
3 Bed - House - Terraced
£650 Per Calendar Month

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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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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
<p>Energy Efficiency Rating</p> <p>Very energy efficient - lower running costs</p> <p>102-90% A</p> <p>85-91% B</p> <p>69-80% C</p> <p>54-64% D</p> <p>39-54% E</p> <p>21-38% F</p> <p>1-20% G</p> <p>Not energy efficient - higher running costs</p>			
<p>Environmental Impact (CO₂) Rating</p> <p>Very environmentally friendly - lower CO₂ emissions</p> <p>102-91% A</p> <p>85-91% B</p> <p>69-80% C</p> <p>54-64% D</p> <p>39-54% E</p> <p>21-38% F</p> <p>1-20% G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>			
<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>		<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>	

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