



86 Musgrave Gardens, Durham, Durham, County Durham, DH1 1PL £313 PCM

£72pwpp

This fantastic property has been recently refurbished to a high standard and consists of to the ground floor, an open plan living room/dining room with spacious kitchen which includes an American style fridge-freezer, washing machine, cooker and dishwasher. To the first floor, the property comprises of 3 double bedrooms, 1 main bathroom with bath and overhead shower and separate W/C.

The property also has a large garden to the rear with patio area perfect for those warm nights when you just want to take a break from studies and enjoy a cold drink in the sun.

All the local amenities are within walking distance with numerous shops and bus stops just 2 minutes away. Bus services run every 10 minutes to the main locations such as the City Centre.

Make sure you don't miss out on this opportunity to secure a quality property for the next academic year, call Harringtons today to arrange a viewing and avoid disappointment.

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Living Room



Bedroom 3

Kitchen



Bathroom



Bedroom 1



W/C



Bedroom 2

Garden

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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC 

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
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