



Furnished \*\* Popular Location \*\* Spacious Floor Plan \*\* Close to Durham \*\* Double Glazing & GCH \*\* Good Amenities & Road Links \*\*

The property has spacious accommodation throughout and the floor plan briefly comprises: entrance hallway, lounge, conservatory, kitchen/dining room, rear lobby and to the first floor there are three bedrooms and a family bathroom. Outside there are gardens to front and rear, along with a driveway with car port. Energy rating D.

Cuthbert Avenue being close to local amenities, schooling, bus routes and within a 5 minute drive of Durham City Centre itself.

required earnings: Tenant Income £17,850.00 Guarantor Income £21,420.00

**Cuthbert Avenue, Gilesgate, DH1 2EE**  
**3 Bed - House - Semi-Detached**  
**£525 Per Month**

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**ENTRANCE HALLWAY**

**LOUNGE**

15'11" x 10'08" (4.85 x 3.25)

**CONSERVATORY**

10'03" x 9'04" (3.12 x 2.84)

**KITCHEN/DINING ROOM**

19'07" x 9'0" (5.97 x 2.74)

**REAR LOBBY**

**FIRST FLOOR: LANDING**

**BEDROOM 1**

8'11" x 12'07" (2.72 x 3.84)

**BEDROOM 2**

10'04" x 8'11" (3.15 x 2.72)

**BEDROOM 3**

8'03" x 7'08" (2.51 x 2.34)

**FAMILY BATHROOM**



**1 Old Elvet, Durham City, Durham, DH1 3HL**

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