



Bell Avenue, Bowburn, DH6 5PJ
3 Bed - House - Mid Terrace
£595 Per Calendar Month

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Offered to the market is this well presented and maintained home located in the traditionally popular village of Bowburn on the outskirts of Durham City and close to the A1(m).

The floor plan is arranged over three floors, briefly comprising: entrance lobby, open plan living kitchen with French doors to the rear garden and a cloakroom/wc. To the first floor there are two bedrooms and a family bathroom. The second floor has the spacious master bedroom. Externally there is a parking space to the front and an enclosed garden to the rear with artificial turf and patio area.

There are a range of local shops and amenities available within Bowburn as well as nearby Coxhoe, with a more comprehensive range of shopping and recreational facilities and amenities available within Durham City Centre which lies approximately 3 miles distant. The road to Durham City passes the University and several colleges. Bowburn is well placed for commuting purposes as it lies a short drive from the A1(M) Motorway Interchange which provides good road links to other regional centres.

Specifications: Professionals Only, Families with children welcome, no smokers, pets considered

Please note there will be an additional charge of £25PCM for pet rent

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

GROUND FLOOR

Living Kitchen

22'2 x 12'2 (6.76m x 3.71m)

Downstairs WC

FIRST FLOOR

Landing

Bedroom

12'2 x 7'10 (3.71m x 2.39m)

Bedroom

7'8 x 5'7 max (2.34m x 1.70m max)

Bathroom

SECOND FLOOR

Landing

Bedroom

16 x 9 (4.88m x 2.74m)

EXTERNALLY

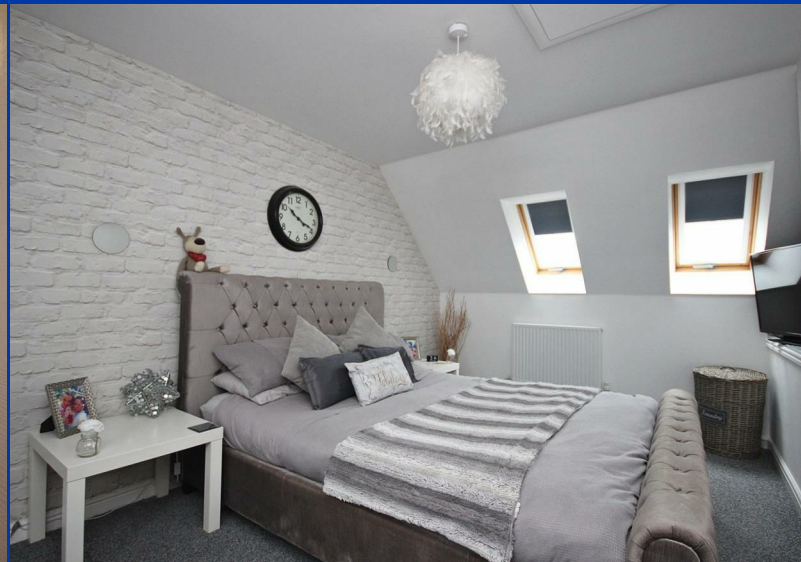
Driveway to Front

Enclosed Rear Garden

Tenure - Freehold

Council Tax Band - B

Annual Cost - £1477.30



OUR SERVICES

Mortgage Advice

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Surveys and EPCs

Property Auctions

Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Bell Avenue

Approximate Gross Internal Area
734 sq ft - 68 sq m



GROUND FLOOR

FIRST FLOOR

SECOND FLOOR

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		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
82	95	85	97

England & Wales EU Directive 2002/91/EC

DURHAM SALES & LETTINGS OFFICE

DURHAM CITY
1 Old Elvet
DH1 3HL

T: 0191 386 2777 (Sales)
T: 0191 383 9994 (option1) (Lettings)
E: info@robinsonsdurham.co.uk

CHESTER-LE-STREET

45 Front Street
DH3 3BH

T: 0191 387 3000
E: info@robinsonsls.co.uk

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11 Cheapside
DH16 6QE

T: 01388 420444
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7 Duke Street
DL3 7RX

T: 01325 484440
E: info@robinsonsdarlington.co.uk

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26 Stokesley Road
TS7 8DX

T: 01642 313666
E: info@robinsonsmiddlesbrough.co.uk

BISHOP AUCKLAND

120 Newgate Street
DL14 7EH

T: 01388 458111
E: info@robinsonsbishop.co.uk

STOCKTON

21 Bishop Street
TS18 1SY

T: 01642 607555
E: info@robinsonstockton.co.uk

REGIONAL LETTING & MANAGEMENT CENTRE

DURHAM CITY
14 West Terrace
DH6 4HP

T: 0191 383 9994 (option 2)
T: 0191 383 9994 (option1) (Lettings)
E: admin@robinsonslettings.co.uk

CROOK

Royal Corner
DL15 9UA

T: 01388 763477
E: info@robinsonscrook.co.uk

EDGEFIELD

3 High Street
TS21 2AU

T: 01740 621777
E: info@robinsonsedgefield.co.uk

HARTLEPOOL

106 York Road
TS26 9DE

T: 01429 891100
E: info@robinsonshartlepool.co.uk

INGLEBY BARWICK

Barwick Lodge
TS17 0RH

T: 01642 762944
E: info@robinsonsbarkwick.co.uk

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1 Old Elvet, Durham City, Durham, DH1 3HL | Tel: 0191 383 9994 | info@robinsonsdurham.co.uk

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