



**Charlton Court, Bowburn, DH6 5FB**  
**3 Bed - House - Detached**  
**£675 Per Calendar Month**

**ROBINSONS**  
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\*\*\* FIRST MONTHS RENT HALF PRICE \*\*\*

Offered to the rental market is this superbly well-presented and incredibly spacious THREE BEDROOM DETACHED FAMILY HOME occupying the head of a pleasant and quiet cul-de-sac in the popular town of Bowburn. Bowburn offers schools and amenities with a large range of amenities, schools and recreational facilities available within the nearby Durham City centre. Bowburn is also ideally situated for commuters and is only a short drive from the A1(M) highway which provides excellent access to major towns and cities in both the North and South.

The property is further benefited by en-suite facilities, downstairs wc, south facing rear garden which is not directly overlooked, a garage, upvc double glazing and gas fired central heating with an accommodation comprising of entrance hall, inviting living room, kitchen with integrated appliances and French doors to rear patio, an inner hallway with downstairs wc and stairs to first floor. On the first floor there are three good sized bedrooms, the master bedroom having en-suite facilities and an attractive family bathroom/wc. Externally to the front of the property there is a garden with driveway providing off street car parking which leads to the garage and to the rear of the property is a well sized south facing garden which is not directly overlooked. Energy rating C.

Specifications: Professionals only, No smokers or pets.

Required Earnings: Tenant Income - £20,850 Guarantor Income (If Required) - £25,020



# OUR SERVICES

Mortgage Advice

Conveyancing

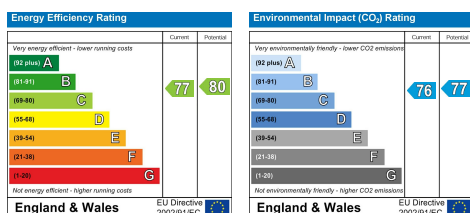
Surveys and EPCs

Property Auctions

Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager



## DURHAM SALES & LETTINGS OFFICE

DURHAM CITY

1 Old Elvet  
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T: 0191 383 9994 (option1) (Lettings)

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T: 01642 762944

E: info@robinsonsbarnwick.co.uk

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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