



Durham Road, Bowburn, DH6 5AT
3 Bed - House - End Terrace
£275 Per Calendar Month

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*** FIRST MONTHS RENT OF £275 IS THE HALF PRICE OFFER *** ALL RENT PAYMENTS AFTER THIS WILL BE £550PCM ***

** POPULAR LOCATION ** CLOSE TO DURHAM CITY ** ACCESS TO MAJOR ROAD LINKS ** DECEPTIVELY SPACIOUS FLOOR PLAN ** MOSTLY DOUBLE GLAZED WINDOWS & GAS CENTRAL HEATING ** OFF STREET CAR PARKING**

The property offers deceptively spacious living accommodation which briefly comprises: entrance lobby, hallway, comfortable lounge, separate dining room, inner hall, spacious store area, kitchen and outhouse. The first floor has three bedrooms, study area and bathroom. Externally the property has a front enclosed courtyard style garden with decked patio whilst to the rear is an enclosed yard providing off street car parking.

Durham Road is located in the village of Bowburn which lies on the outskirts of Durham City with access to local amenities, schools and major transport links, making it appealing to a variety of prospective tenants.

Specifications: Families with children welcome, Professionals Only, No smokers, Pets considered.

Required Earnings: Tenant Income - £16,500 Guarantor Income (If Required) - £19,800

** PLEASE NOTE THERE WILL BE AN ADDITIONAL CHARGE OF £25PCM FOR PET RENT **



OUR SERVICES

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Surveys and EPCs

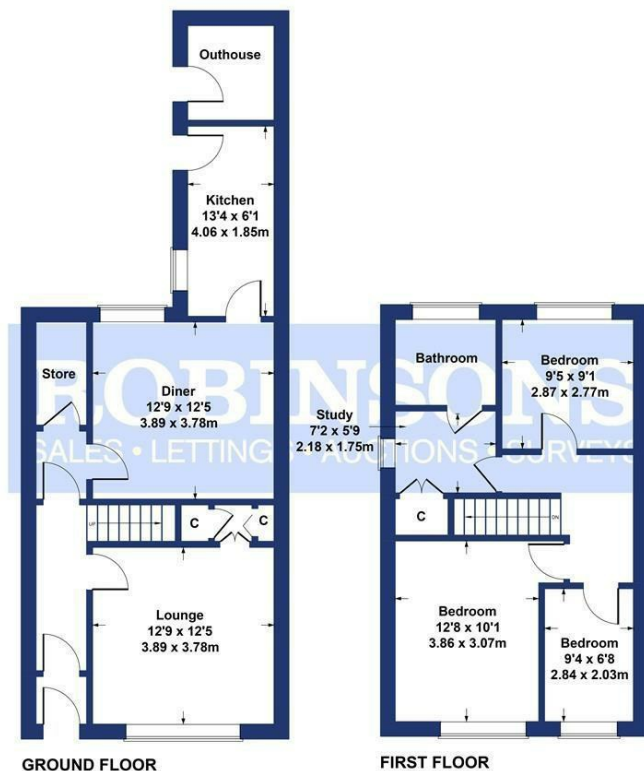
Property Auctions

Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Durham Road
Approximate Gross Internal Area
1067 sq ft - 99 sq m



GROUND FLOOR

FIRST 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. 2018

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
103-91kWh/m²	B		
81-102kWh/m²	C		
69-80kWh/m²	D		
55-68kWh/m²	E		
41-54kWh/m²	F		
21-40kWh/m²	G		
Not energy efficient - higher running costs			

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	A		
101-91tCO ₂ /m²	B		
89-100tCO ₂ /m²	C		
75-88tCO ₂ /m²	D		
63-74tCO ₂ /m²	E		
51-62tCO ₂ /m²	F		
31-50tCO ₂ /m²	G		
Not environmentally friendly - higher CO ₂ emissions			

England & Wales EU Directive 2002/91/EC

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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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