



Hadleigh Court, Coxhoe, DH6 4SJ  
2 Bed - Bungalow - Semi Detached  
Offers In The Region Of £140,000

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**\*\*NO CHAIN\*\* Pleasant Position \*\* Enclosed Rear Garden \*\* Ample Parking & Detached Garage \*\* Popular Village Location \*\* Outskirts of Durham \*\* Good Local Amenities & Road Links \*\* Double Glazing & GCH \*\* Early Viewing Advised \*\***

The floor plan comprises: entrance hallway with loft access which has been boarded for storage, comfortable lounge dining room, fitted kitchen, two bedrooms, the main bedroom having fitted robes and bathroom/wc. Outside the property occupies a pleasant position, on a popular development with gardens to the front and rear. The front provides parking and access to the detached garage via shared driveway. The rear garden is a good size with lawn and patio area.

Coxhoe is a former mining village situated less than six miles South West from Durham city, between the towns of Bowburn and Cornforth. The nearby A1(M) provides commuter access throughout the region and beyond. A range of local amenities can be found within Coxhoe High Street and the nearby villages, with a larger range of amenities to be found in Durham City. Local schools include Coxhoe and Bowburn Primary Schools.



**Hallway****Lounge Dining Room**

18'06 x 11'07 (5.64m x 3.53m)

**Kitchen**

10'03 x 7'09 (3.12m x 2.36m)

**Bedroom**

11'03 x 8'06 (3.43m x 2.59m)

**Bedroom**

9'01 x 8'03 (2.77m x 2.51m)

**Bathroom/WC****Detached Garage****Tenure - Freehold****Council Tax Band**

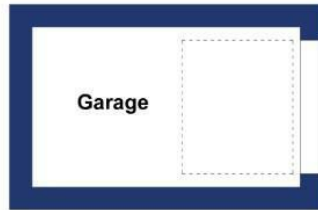
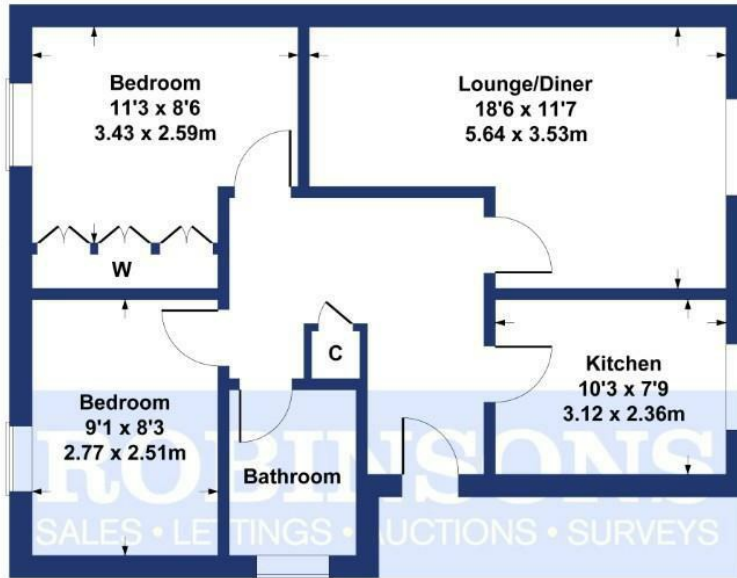
Council tax band B, approx £1611 pa





# Hadleigh Court, Durham

Approximate Gross Internal Area  
663 sq ft - 62 sq m



**Garage**

**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. 2020

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC		

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.