



**Musgrave Gardens, Gilesgate, DH1 1PN**  
**3 Bed - House - Semi-Detached**  
**£525 Per Calendar Month**

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Unfurnished \*\* Walking Distance to Durham City \*\* Close to Amenities, Road Links & Dragonville Retail Park \*\* Large Plot \*\* Garage & Parking \*\*

The floor plan comprises Hallway with wc, Lounge, separate Dining room with conservatory to the rear and Fitted kitchen. To the First floor are Three Bedrooms and a family Bathroom. Externally the rear garden benefits from being southerly facing with the added space of gardens to the side and front, parking is catered for with a driveway and detached single garage.

Musgrave Gardens is well positioned for a range of amenities including the Dragonville Retail Park. There is also good access to recreational facilities, schools and motoring links including the A1(M) and A690 highways which give access to many of the regions major towns and cities including Newcastle upon Tyne, Gateshead, Sunderland and Chester le Street town centre. The historic Durham City centre is also just a short distance away where people can find a large arrange of amenities available.

Specifications: Professionals Only, No Smokers, No Pets

Required Earnings: Tenant Income - £15,750.00 Guarantor Income (If Required) - £18,900.00



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Dedicated Property Manager

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(93-100) <b>A</b>		
	(85-92) <b>B</b>		
	(79-84) <b>C</b>		
	(73-78) <b>D</b>		
	(69-72) <b>E</b>		
	(65-68) <b>F</b>		
	(61-64) <b>G</b>		
Not energy efficient - higher running costs	(1-60)		

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	(92-100) <b>A</b>		
	(81-91) <b>B</b>		
	(69-80) <b>C</b>		
	(55-68) <b>D</b>		
	(39-54) <b>E</b>		
	(21-38) <b>F</b>		
	(11-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> 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.

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