



South View, Ushaw Moor, DH7 7PS
2 Bed - House - Terraced
£420 Per Calendar Month

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SALES • LETTINGS • AUCTIONS • SURVEYS

UNFURNISHED ** TWO BEDROOMS PLUS
NURSERY/STUDY ** GAS CENTRAL HEATING & DOUBLE
GLAZING ** OUTSKIRTS OF DURHAM CITY ** WELL
PRESENTED **

The accommodation briefly comprises:- Entrance hallway,
lounge and dining kitchen. To the first floor are two bedrooms,
study/nursery and family bathroom/wc. Externally there is a
walled courtyard to the front and a yard to the rear. Energy
Rating: C

Occupying an elevated position within the centre of Ushaw
Moor. Situated approximately 4 miles from Durham City Centre,
where there are comprehensive shopping, recreational facilities
and amenities available. It is within a few minutes drive of the
A(167) Highway which provides good road links to both North
and South.

Required Earnings: Tenant Income £ 12,600.00, Guarantor
Income £ 15,120.00

Specifications: Professionals only, No pets or smokers.

ENTRANCE HALL

LIVING ROOM

14'01" x 13'11" (4.29 x 4.24)

KITCHEN/DINING AREA

8'07" x 15'06" (2.62 x 4.72)

FIRST FLOOR

BEDROOM 1

9'0" x 12'09" (2.74 x 3.89)

BEDROOM 2

8'07" x 8'08" (2.62 x 2.64)

STUDY

4'09" x 10'03" (1.45 x 3.12)

BATHROOM/WC

5'03" x 6'08" (1.60 x 2.03)

OUTSIDE

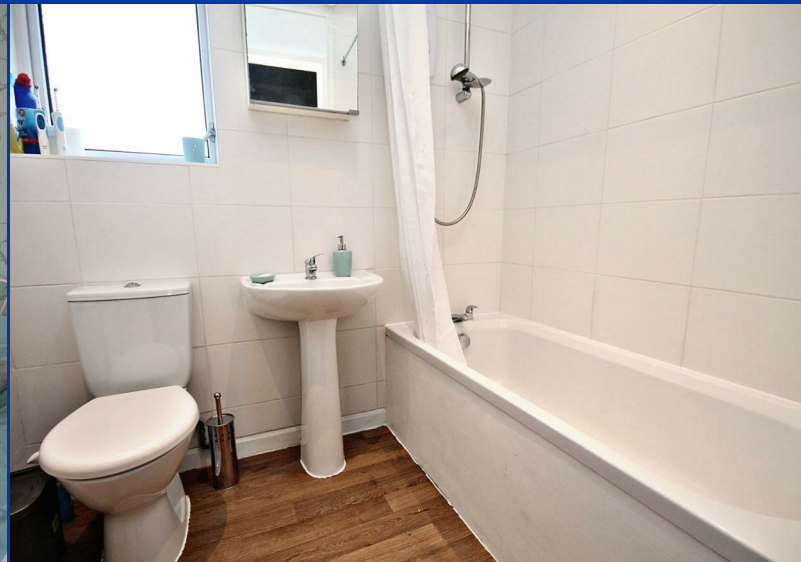
Small courtyard gardens front and rear.

ENERGY RATING: C

TENURE - FREEHOLD

COUNCIL TAX BAND - A

ANNUAL COST - £1266.26



OUR SERVICES

Mortgage Advice

Conveyancing

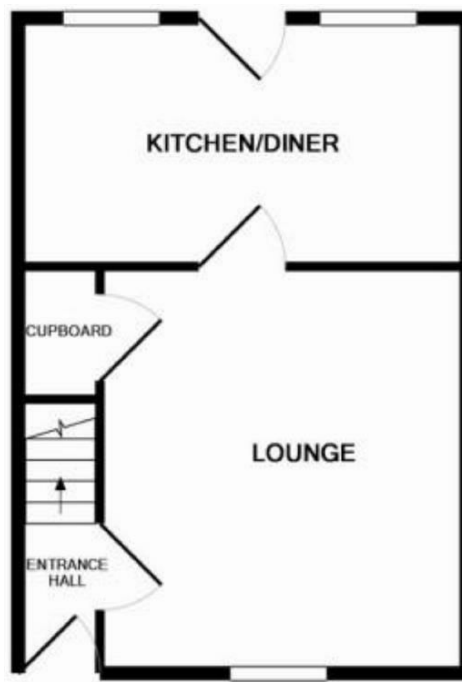
Surveys and EPCs

Property Auctions

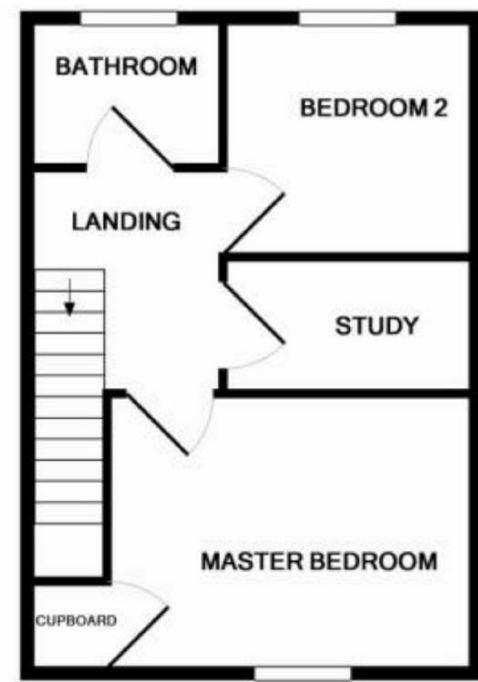
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs 82-91 A	
77-81 B	
69-76 C	
55-68 D	
39-54 E	
13-38 F	
1-12 G	
Not energy efficient - higher running costs	
70	87

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions 82-91 A	
77-81 B	
69-76 C	
55-68 D	
39-54 E	
13-38 F	
1-12 G	
Not environmentally friendly - higher CO ₂ emissions	
85	68

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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