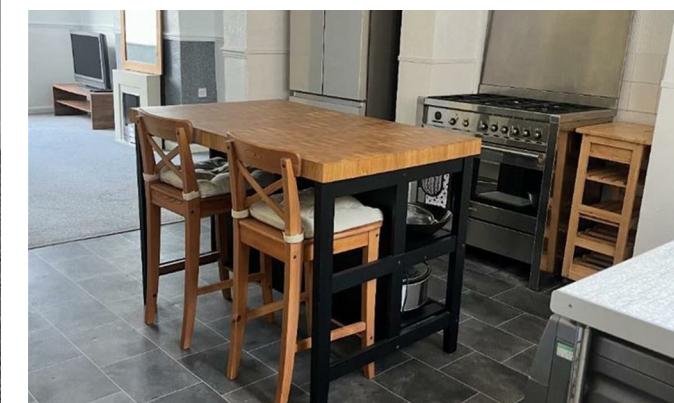


STUART EDWARDS



Marshall Terrace

, Durham DH1 2HX

- 1 DOUBLE BEDROOM AVAILABLE
- AVAILABLE TO BOTH STUDENTS OR PROFESSIONALS
- FULLY EQUIPPED KITCHEN/BREAKFAST ROOM
 - REAR YARD
- 1 MILE FROM DURHAM CITY
- SHARED ACCOMMODATION
 - COMMUNAL LOUNGE
- BATHROOM WITH BATH AND SHOWER
 - ON STREET PARKING
- CLOSE TO A1(M) MOTORWAY AND A690 DUAL CARRIAGEWAY

£140 Per Week

Council Tax Band: A

EPC Rating:

DESCRIPTION

SHARED ACCOMMODATION

Well presented mid terraced house, available immediately, £140 PER WEEK INCLUSIVE OF BILLS.

Accessed via a UPVC entrance door the property internally comprises: communal lounge with TV, seating and feature fireplace opening onto the fully equipped kitchen with breakfast table. A rear entrance lobby leads to a modern recently re-fitted bathroom suite with bath and mains fed shower. The tastefully decorated double bedroom is located on the first floor.

Externally there is on street parking to the front and an enclosed yard to the rear.

Benefiting from gas central heating via a combi boiler and radiators to all rooms and UPVC double glazing throughout.

Gilesgate is on an excellent bus route and situated just 1 mile from Durham City Centre. Within Gilesgate itself, there are a wide range of amenities including: doctor's surgery, dentist, veterinary surgeries, gyms, takeaways, supermarkets and some large well-known shopping stores. The A1(M) motorway and A690 dual carriageway are also located within close proximity.

Available to both students or professionals.

Viewings are recommended.

ROOM DIMENSIONS

LOUNGE - 5.08m x 4.39m

KITCHEN/BREAKFAST ROOM - 4.39m x 3.61m

REAR ENTRANCE LOBBY

BATHROOM

BEDROOM - 4.14m x 3.56m

EPC.

EPC Rating -

EPC Link -

IMPORTANT INFORMATION.

Please note that all sizes have been measured with an electronic measure tape and are approximations only. Under the terms of the Misdescription Act we are obliged to point out that none of these services have been tested by ourselves. We cannot vouch that any of the installations described in these particulars are in perfect working order. We present the details of this property in good faith and they were accurate at the time of which we inspected the property. Stuart Edwards for themselves and for the vendors or lessors of this property whose agents they are, give notice, that: (1) the particulars are produced in good faith, are set out as a general guide only, and do not constitute any part of a contract; (2) no person in the employment of Stuart Edwards has the authority to make or give any representation or warranty in relation to this property.

CLIENT MONEY PROTECTION.

Bluepace (Durham) Limited Trading as Stuart Edwards Estate Agents is part of the Money Shield Client Money Protection scheme.

TENANT FEES.

A refundable holding deposit of a weeks rent to reserve a property. This is deductible from the first months rent.

A refundable tenancy deposit of one month's rent.

£50 + VAT charge for variation, assignment, or novation of a tenancy.

Cutting charge for a replacement key.

Interest on late rent payments, if the rent is outstanding for 14 days or more. The interest rate is 3% above the Bank of England base rate for each day the rent is unpaid.

PROPERTY VIEWING.

Contact Stuart Edwards Estate Agents for an appointment to view.

1 & 2 Blue Coat Buildings, Claypath,
Durham, County Durham, DH1 1RF

0191 3848440
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www.stuardwards.com

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

