



Kiplings Terrace

Durham DH1 3QW

Offers In The Region Of £210,000





This footer paragraph is an example only and should not be relied upon as complying with current legislation. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



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Kiplings Terrace

Durham DH1 3QW



- Much improved by the current owners
- EPC RATING - D
- New sash windows

- Walking distance to Durham City centre
- Quality refitted kitchen
- Replacement pitched roof

- Easy access to university buildings
- Stylish refitted bathroom
- Blending contemporary and period features

Venture Properties are delighted to offer for sale this much improved mid terrace home with two double bedrooms and a courtyard garden, ideally suited to a variety of purchasers from first time buyers through to a growing family. The property is situated in a sought after location within walking distance to the city centre and university buildings.

This beautifully presented property has much improved by the current owner including a quality refitted kitchen and stylish shower room, new sash windows and a new bay pitched roof. The ground floor accommodation comprises of an entrance porch and hallway with access to a lounge with feature fireplace and bay window and an open plan dining room and kitchen. A fantastic space for modern living and entertaining, the kitchen has a vaulted ceiling and has been comprehensively refitted, whilst the dining area has built in storage and french doors opening to the rear garden. There is also access to the stylish refitted shower room. To the first floor a spacious landing leads in to a generous master bedroom with feature fireplace and built in storage and a well proportioned second double bedroom. Externally there is a lovely courtyard garden.

The property enjoys a fantastic setting on the outskirts of Durham City centre, with easy access to the main roads and transport links. Durham University buildings, as well as primary and secondary schools are all within walking distance.

Viewing is highly recommended for full appreciation.

GROUND FLOOR

Entrance Porch

With an internal door to the hall.

Hall

With stairs leading to the first floor, wood flooring and radiator.

Lounge

15'1" x 10'10" (4.60 x 3.31)

Having a bay window to the front, a feature fireplace housing a stove, alcove storage, wood flooring and radiator. Open plan to the dining area creating a superb space for modern living and entertaining.

Open Plan Dining Room and Kitchen

12'8" x 12'2" (3.87 x 3.71)

With aluminium double glazed french doors opening to the rear garden, wood flooring and built in storage units to one wall which also double as a utility cupboard. The utility cupboard has plumbing for a washing machine and houses the combi gas central heating boiler.

The kitchen has been refitted by the current owner and comprises of a comprehensive range of units having contrasting worktops incorporating a ceramic sink with mixer tap, a cooker with extractor over, an integrated fridge, freezer and dishwasher. Further features include a vaulted ceiling with velux window, a UPVC double glazed window to the side, wood flooring, radiator and recessed spotlighting.

Shower Room/WC

8'3" x 5'5" (2.54 x 1.66)

Stylish refitted bathroom comprising of a walk-in cubicle, hand wash basin inset to a vanity unit and WC. Having attractive tiling, recessed spotlighting, a heated towel rail and UPVC double glazed window to the side.

FIRST FLOOR

Landing

8'9" x 5'7" (2.69 x 1.71)

Having a sash window to the rear, wood flooring and access to the loft.

Bedroom One

13'11" x 10'0" (4.26 x 3.05)

Generous double bedroom with a UPVC double glazed sash window to the front, an original feature fireplace, built in wardrobes, wood flooring and a radiator.

Bedroom Two

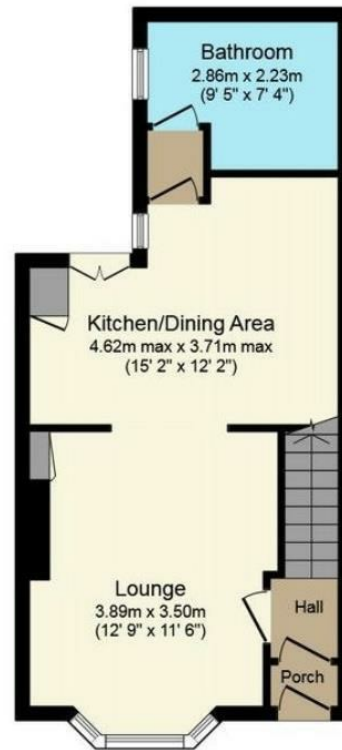
9'3" x 8'8" (2.82 x 2.65)

Further double bedroom with a UPVC double glazed window to the rear, wood flooring and radiator.

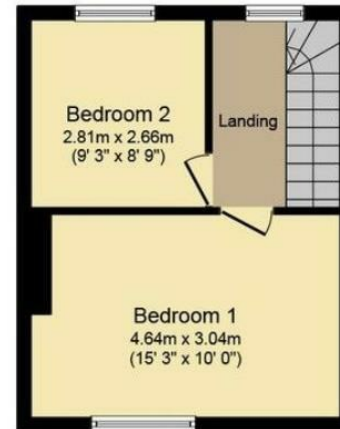
EXTERNAL

To the rear of the property is a courtyard garden with two brick built outbuildings.

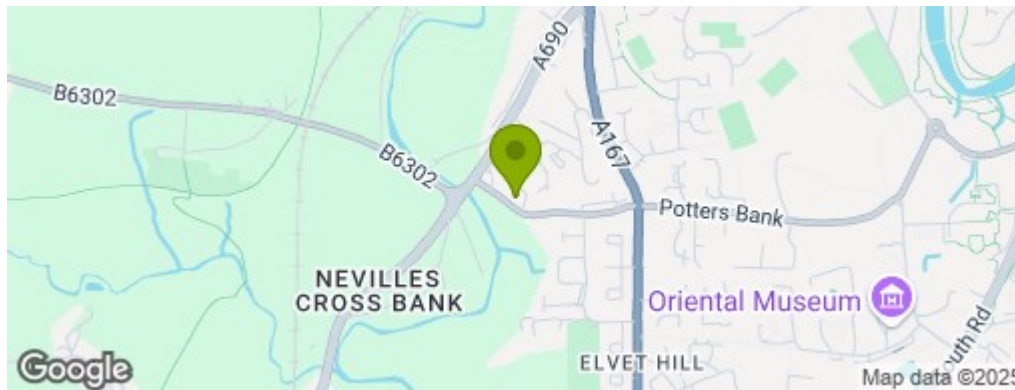
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Ground Floor



First Floor



Property Information

EPC RATING - D TENURE - FREEHOLD COUNCIL TAX BAND - B

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