



Bell Avenue

Bowburn DH6 5PE

£875 Per Calendar Month





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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Bell Avenue

Bowburn DH6 5PE



- Well presented throughout
- EPC RATING - C
- Easy access to the A1(M)

- Three double bedrooms
- Convenient and sought after location
- Close to Amazon and Integra 61

- Spacious accommodation over three floors
- Easy access to Durham City and University
- Modern decor, fixtures and fittings

A fantastic opportunity to rent this superb, three bedroom semi detached townhouse situated on a highly sought after estate within Bowburn. Well presented throughout, it is available on a furnished basis.

The well planned accommodation comprises of a welcoming entrance porch, a spacious living room, inner hall with WC and kitchen/diner with appliances and french doors opening in to the rear garden. To the first floor are two well proportioned double bedrooms and a modern bathroom, whilst to the second floor there is master bedroom with ensuite shower room. Externally there is a driveway parking for two vehicles, a single garage and a lovely enclosed garden to the rear. The property has all modern conveniences including UPVC double glazing and combi gas central heating.

Bowburn is perfectly located only a short drive from Durham City and the A1(M) for commuting, as well as being within easy reach of the Amazon distribution centre and university buildings.

Early viewing is essential to avoid disappointment.

GROUND FLOOR

Entrance Porch

Welcoming entrance porch with radiator and internal door to the living room.

Living Room

14'9" x 11'9" (4.50 x 3.60)

Spacious reception room with a UPVC double glazed window to the front, storage cupboard and radiator.

Hall

With stairs leading to the first floor.

WC

Comprising of a WC, hand wash basin, extractor fan and radiator.

Kitchen/Diner

11'9" x 7'8" (3.60 x 2.36)

The kitchen is fitted with a range of wall and floor units having contrasting worktops incorporating a stainless steel sink and drainer unit with mixer tap, a built in stainless steel oven and gas hob with extractor over, fridge/freezer and washing machine. There is also a UPVC double glazed window to the rear, UPVC double glazed french doors opening in to the rear garden, a radiator and a unit housing the combi gas central heating boiler.

FIRST FLOOR

Landing

With stairs leading to the second floor and a radiator.

Bedroom Two

11'9" x 10'5" (3.60 x 3.18)

Double bedroom with two UPVC double glazed windows to the front and radiator.

Bedroom Three

11'9" x 8'10" (3.60 x 2.71)

Further well proportioned double bedroom with a UPVC double glazed window to the rear and radiator.

Bathroom/WC

7'11" x 5'7" (2.42 x 1.71)

Fitted with a modern white suite comprising of a panelled bath with mixer shower over, pedestal wash basin and WC. Having tiled splashbacks, an extractor fan and radiator.

SECOND FLOOR

Landing

With a storage cupboard and door to bedroom one.

Bedroom One

16'4" x 8'5" (5.00 x 2.58)

Generous double bedroom with a UPVC double glazed dormer window to the front, radiator and access to the loft.

Ensuite

11'1" x 5'0" (3.39 x 1.53)

Comprising of a shower cubicle with mains fed shower, pedestal wash basin and WC. Having tiled splashbacks, radiator, extractor fan and velux window.

EXTERNAL

The property has a pleasant position overlooking a green to the front. At the rear is a lovely enclosed garden, a double length driveway for off street parking and a garage.

Tenant Information

All of our rental properties require a Holding Deposit equivalent to 1 week's rent. The Tenant is entitled for this Holding Deposit to be repaid within 15 calendar days of their application proceeding. However, in most cases we hope to repay this to the Tenant on the day you move in and this will be deducted from your first month's rent. This will need to be agreed with the Tenant during the application process.

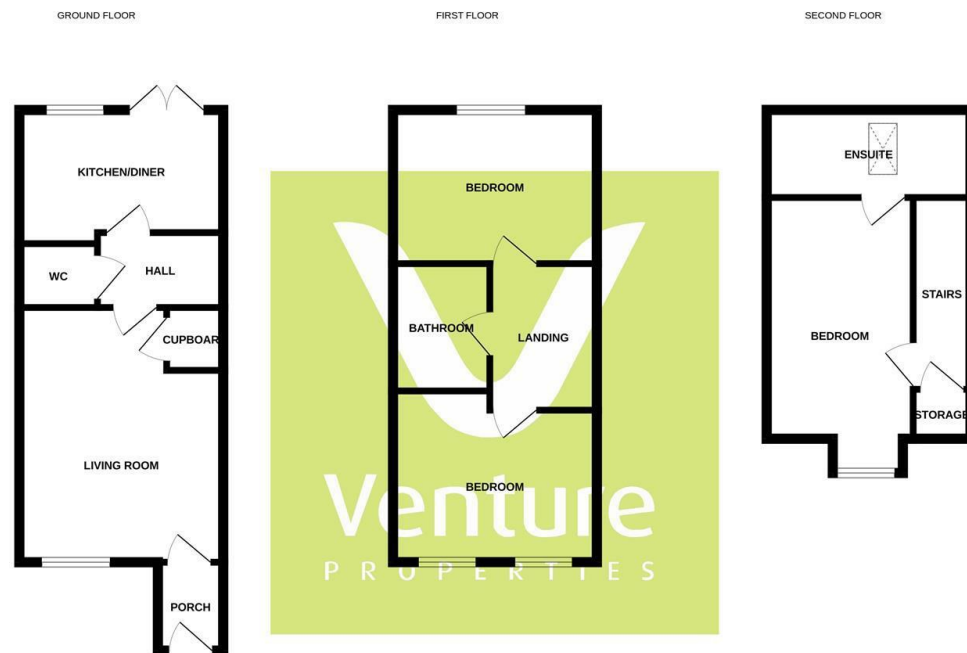
You will lose your Holding Deposit if any of the following occurs:

1. You give us false or misleading information. For example, incorrect salary/income details or you fail to tell us about a CCJ.
2. You fail a Right to Rent check and are not eligible to reside in the UK.
3. You withdraw your application.
4. You drag your feet during the application process.

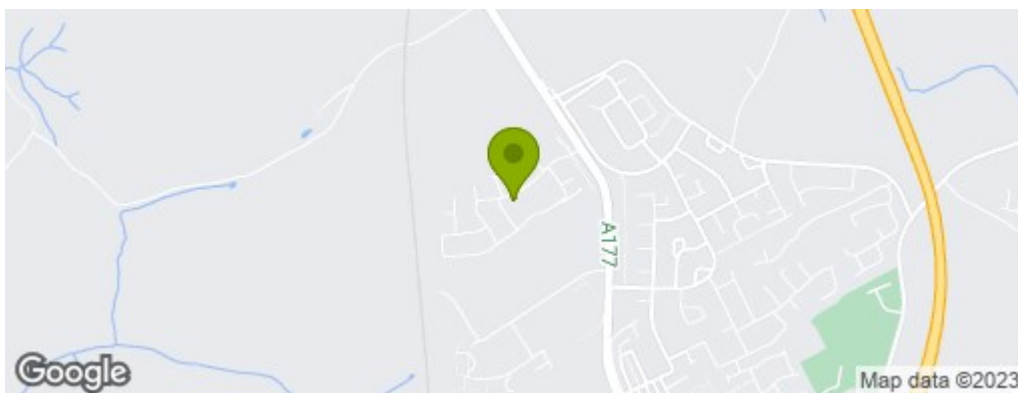
All of our rental properties will require a Security Deposit, payable on the day you move in, equivalent to one month's rent.

Bond / Deposit

The security deposit (bond) amount is equivalent to 4 weeks rent.



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Property Information

EPC RATING - C : COUNCIL TAX BAND - C : UNFURNISHED/FURNISHED

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