Minster Court

Durham DH1 2DP

Offers In The Region Of £79,950

Venture
PROPERTIES

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- No chain involved
- EPC RATING - C
- Well maintained communal gardens
- Sought after location
- An ideal investment opportunity
- Ample parking
- A short walk to local shops and amenities
- Rental potential of £700PCM
- Easy access to bus service

Available with no chain involved, this spacious one bedroom first floor apartment would be perfect for a first time buyer or someone looking to downsize to a hassle free option. It would also prove a superb rental investment.

Situated in a sought after development which enjoys well maintained communal gardens and ample parking, there are local amenities within walking distance and excellent access to Durham City. The deceptively spacious accommodation enhanced by UPVC double glazing and combi gas central heating system comprises of a welcoming entrance hall with stairs to a first floor landing with two storage cupboards, fitted kitchen, spacious living room with feature fireplace, generous double bedroom and bathroom/WC.

Early viewing is highly recommended.

GROUND FLOOR

Entrance Hall

Entered via UPVC double glazed door. With stairs leading to the first floor and understairs cupboard.

FIRST FLOOR

Landing

Having two storage cupboards, one housing the gas central heating boiler and a radiator.

Living Room

15'10" x 10'5" (4.85 x 3.18)

Spacious reception room with a UPVC double glazed window to the rear, feature fireplace and radiator.

Kitchen

11'3" x 7'6" (3.45 x 2.29)

Fitted with a range of wall and floor units having contrasting worktops incorporating a stainless steel sink and drainer unit with mixer tap, an electric cooker, a fridge/freezer space and plumbing for a washing machine. Further features include a UPVC double glazed window to the rear and tiled splashbacks.

Bedroom

13'10" x 10'5" (4.23 x 3.18)

Generous double bedroom with a UPVC double glazed window to the front and radiator.

Bathroom/WC

8'10" x 4'7" (2.71 x 1.42)

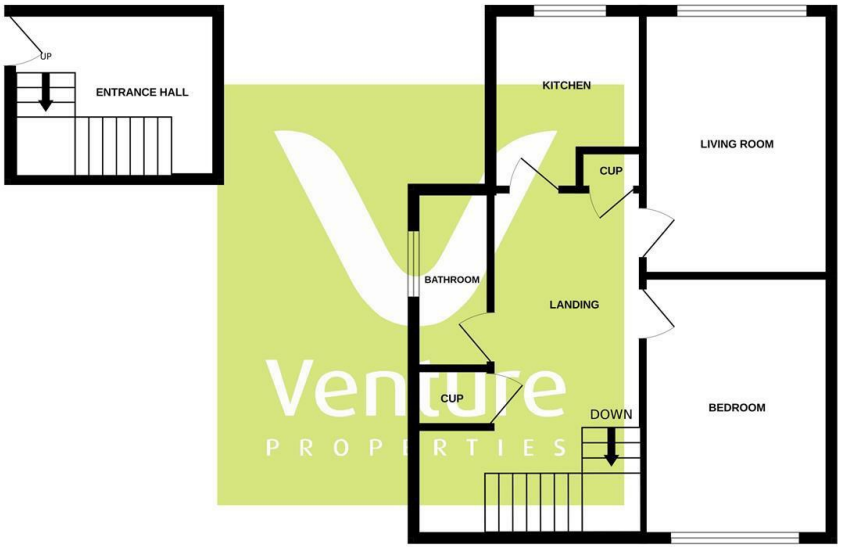
Comprising of a panelled bath with extractor over, pedestal wash basin, WC, tiled splashbacks, radiator and UPVC double glazed opaque window to the side.

EXTERNAL

The property enjoys well maintained communal gardens and ample resident parking.

GROUND FLOOR

FIRST FLOOR



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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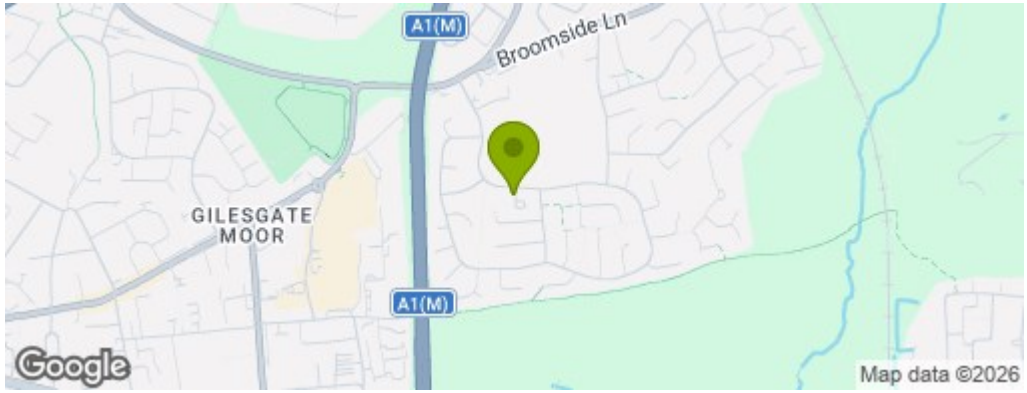

Property Information

Tenure: Leasehold
Gas and Electricity: Mains
Sewerage and water: Mains
Broadband: Check via OFCOM website.
Mobile Signal/coverage: We recommend contacting your service provider for further information.
Council Tax: Durham County Council, Band: A Annual price: £1748 (Maximum 2025)
Energy Performance Certificate Grade C
Mining Area: This property is located in an area of historical mining works, a mining search is recommended. This can be done via a solicitor as part of Conveyancing.
Flood Risk: Very low risk of surface water flooding. Very low risk of flooding from rivers and the sea.

Disclaimer

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