



Clarence Street

Bowburn DH6 5BB

£695 Per 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

Clarence Street

Bowburn DH6 5BB



- Quirky and well presented
- EPC RATING - D
- Close to local amenities

- Three double bedrooms
- Multi-fuel stove
- Easy access to Durham City and the A1(M)

- Two spacious reception rooms
- Part Furnished
- Combi gas central heating

Available mid July 2026 on a partly furnished basis, this well presented end of terrace house offers well proportioned living accommodation including three good sized bedrooms and viewing is highly recommended for full appreciation.

The impressive floor plan comprises of an entrance hall leading in to the spacious living room with feature fireplace, dining room with fireplace housing a multi-fuel stove, lovely fitted kitchen, lobby with access to the rear yard and to the modern bathroom. To the first floor there are three well proportioned double bedrooms and a useful WC. Externally there is a well maintained enclosed yard.

The property is within walking distance to a range of local amenities available within Bowburn. There is easy access to Durham City and also to the A1(M) for commuting.

GROUND FLOOR

Entrance Porch

Entered via composite door with a door to the hall and wood flooring.

Hall

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

Living Room

12'11" x 12'8" (3.95 x 3.87)

Spacious living area with UPVC double glazed window to the front, feature fireplace, laminate flooring, coving and radiator.

Dining Room

14'4" x 13'1" (4.39 x 3.99)

Further reception room with UPVC double glazed window to the rear, fireplace with beamed mantel housing a multi fuel stove, wood laminate flooring, coving and radiator.

Kitchen

9'1" x 5'10" (2.77 x 1.79)

Fitted with floor units having contrasting worktops incorporating a stainless steel

sink and drainer unit with mixer tap, an electric cooker, laminate flooring and radiator. Having a UPVC double glazed window to the side and fitted shelving.

Rear Lobby

With a UPVC double glazed door to the side.

Bathroom/WC

6'6" x 5'10" (1.99 x 1.79)

White suite comprising of a panelled bath with hand held mains shower and electric shower over, WC and hand wash basin. Having laminate flooring, radiator and UPVC double glazed opaque window to the side.

FIRST FLOOR

Landing

With loft hatch and radiator.

Bedroom One

15'8" x 8'5" (4.80 x 2.57)

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

Bedroom Two

12'7" x 8'1" (3.85 x 2.47)

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

Bedroom Three

11'7" x 8'9" (3.54 x 2.69)

Double bedroom with a UPVC double glazed window to the rear, cupboard housing the combi gas central heating boiler and radiator.

WC

With WC, hand wash basin and UPVC double glazed opaque window to the rear.

EXTERNAL

To the rear of the property there is a wall enclosed low maintenance yard with a decked patio area, cold water tap and access gate.

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.

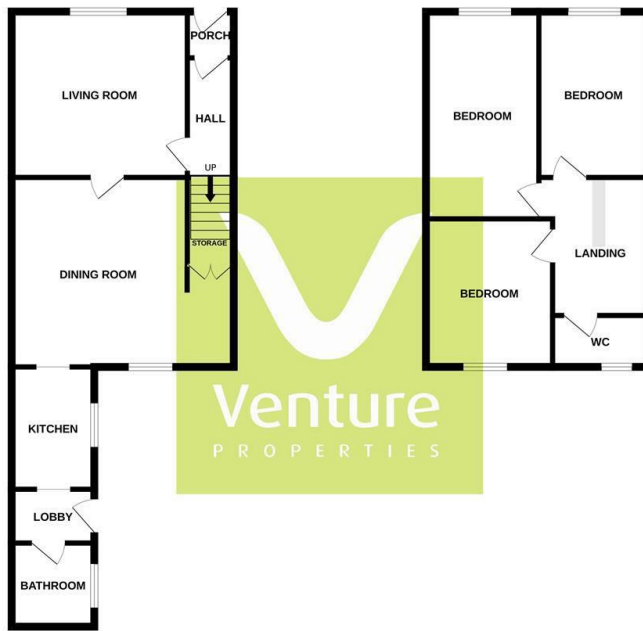
All of our rental properties will require a Security Deposit, payable on the day you move in, equivalent to one months rent.

Bond / Deposit

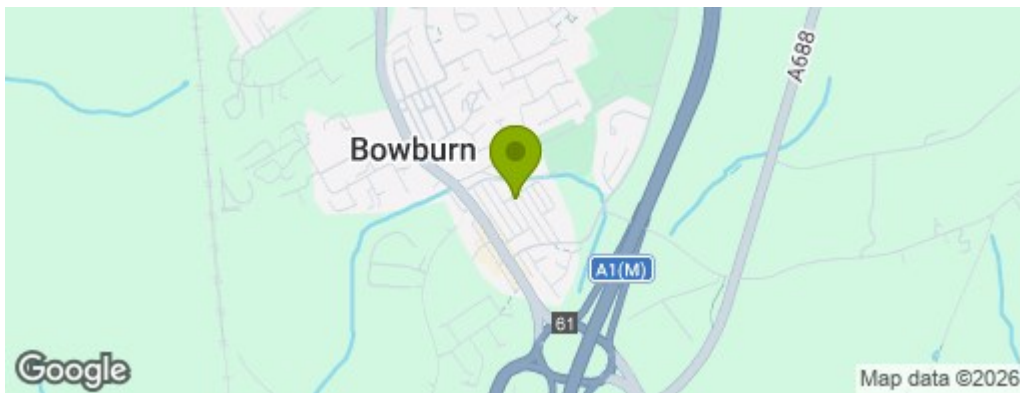
The security deposit (bond) amount is equivalent to 4 weeks rent.

GROUND FLOOR
569 sq.ft. (52.9 sq.m.) approx.

FIRST FLOOR
448 sq.ft. (41.6 sq.m.) approx.



TOTAL FLOOR AREA: 1018 sq.ft. (94.5 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan and associated particulars only should be used as a guide for any prospective purchaser. The services provided by the agent are not intended to be used as a guarantee as to their quantity or efficiency can be given.
Made with Ventago 12/2016



Property Information

0191 372 9797

1 Whitfield House, Durham, DH7 8XL
durham@venturepropertiesuk.com