



Overman Street, High Shincliffe, DH1 2PU
3 Bed - House - Terraced
£950 Per Calendar Month

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PLEASANT POSITION * SPACIOUS * RARELY AVAILABLE *
GARDENS & PARKING * DOUBLE GLAZING & GCH VIA
COMBINATION *

Occupying a pleasant position, we offer unfurnished, this exceptionally spacious family home.

Rarely available to the rental market, this property offers family sized living in a traditionally highly sought after village on the outskirts of Durham City.

Internally the property briefly comprises: lounge, dining room, kitchen breakfast room with french doors to the rear garden. The first floor has three bedrooms, office/nursery, large bathroom with separate shower cubicle. Outside are front and rear gardens and driveway parking.

Overman Street occupies a pleasant position within the much sought after and well established residential area of High Shincliffe. High Shincliffe lies approximately 2 miles from Durham City Centre, where there are a comprehensive range of shopping and recreational facilities and amenities available. Within walking distance is Shincliffe Church of England Primary School, while Durham School and Durham High School for Girls lie within easy driving distance of the village. It is also well placed for commuting purposes, as it lies a short drive from the A1(M) Motorway Interchange which provides good road links to other regional centres.

Specifications: Professionals Only, No Smokers, Pets Considered (£25 PCM Pet rent)

Required Earnings: Tenant Income - £28,500 Guarantor Income (If Required) - £34,200



OUR SERVICES

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Strategic Marketing Plan

Dedicated Property Manager

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(91-100) A			
(81-90) B			
(69-80) C			
(55-68) D			
(46-54) E			
(39-45) F			
(31-38) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(101-120) A			
(81-100) B			
(61-80) C			
(41-60) D			
(21-40) E			
(1-20) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.

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