



Margaret Court, Bowburn, DH6 5DX
3 Bed - House - Semi-Detached
£69,950

ROBINSONS
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DATE OF NOTICE 18/02/2022. 2 Margaret Court, Bowburn, Durham, DH6 5DX. We advise that an offer has been made for the above property in the sum of £77,900.00. Any persons wishing to increase on this offer should notify the agents of their best offer prior to exchange of contracts. Robinsons, 1 & 2 Old Elvet, Durham City, DH1 3HL. Tel:- 0191 3862777.

No Upper Chain ** Sold As Seen ** Popular Village Location ** Outskirts of Durham ** Close to A1(M) & Amazon ** Spacious Floor Plan ** Gardens & Garage **

The floor plan briefly comprises: entrance porch, hallway, comfortable lounge diner, kitchen, downstairs WC. The first floor has three bedrooms and bathroom/wc. Outside there are gardens, possible driveway parking and spacious garage.

The property is situated close to a range of local shops and amenities which are available within Bowburn as well as nearby Coxhoe, while there are a more comprehensive range of shopping and recreational facilities and amenities available within Durham City centre which lies approximately 3 miles distant. Bowburn is also ideally placed for commuting purposes as it lies within easy driving distance of the A1(M) Motorway Interchange which offers good road links to both North and South.



Entrance Porch

Hallway



WC

Lounge Diner
17'4 x 14'3 (5.28m x 4.34m)



Kitchen
11'10 x 10'10 (3.61m x 3.30m)



Garage
18'2 x 10'10 (5.54m x 3.30m)

First Floor



Bedroom
14'0 x 10'2 (4.27m x 3.10m)

Bedroom
10'7 x 10'2 (3.23m x 3.10m)

Bedroom
10'1 x 7'2 (3.07m x 2.18m)



Bathroom/WC

Tenure - Freehold

Council Tax Band A - Approx. £1426 PA

**** NOTE ****

The property is to be sold as seen. None of the utilities have been and will not be checked or tested.





Margaret Court

Approximate Gross Internal Area
1235 sq ft - 115 sq m

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
		EU Directive 2002/91/EC



GROUND FLOOR

FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2022

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. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.