



The Avenue, Coxhoe, DH6 4AG  
2 Bed - House - Semi-Detached  
£124,950

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# The Avenue

## Coxhoe, DH6 4AG

No Upper Chain \*\* Extended Floor Plan \*\* Well Presented & Refurbished \*\* Ideal First Buy or Family Home \*\* Popular Village Location \*\* Modern Re-Fitted Kitchen \*\* New Modern Bathroom \*\* New Carpets & Flooring Throughout \*\* Enclosed Rear Garden & Ample off Street Parking Possible \*\* Electrics Recently Upgraded & Certified \*\* Double Glazing & GCH Via Combi Boiler \*\*

The floor plan briefly comprises: entrance vestibule, comfortable lounge with bay window, separate dining room which is open plan with the re-fitted kitchen and there is a downstairs bathroom/wc fitted with an attractive white suite and includes large shower area. The first floor has two double bedrooms. Outside there is possible off street parking for two cars to the front, whilst the rear enjoys a good sized enclosed garden with a southerly aspect.

Occupying a prominent main road position close to the village centre, the property enjoys views to the front over open countryside across rooftops of neighbouring properties. The Avenue is situated within walking distance of a good range of facilities and amenities, which are available within Coxhoe village itself. A more comprehensive range of shopping, recreational facilities and amenities are available within Durham City centre, which lies approximately 5 miles distant. Coxhoe is well placed for commuting purposes, being close to the A1(M) Motorway and the A(19) Highway.



















### **Entrance Vestibule**

### **Lounge**

12'10 x 11'5 (3.91m x 3.48m)

### **Dining Room**

16'3 x 8'10 (4.95m x 2.69m)

### **Kitchen**

11'4 x 9'3 (3.45m x 2.82m)

### **Bathroom/WC**

11'9 x 6'7 (3.58m x 2.01m)

### **First Floor**

### **Bedroom**

11'1 x 10'5 (3.38m x 3.18m)

### **Bedroom**

16'2 x 9'1 (4.93m x 2.77m)

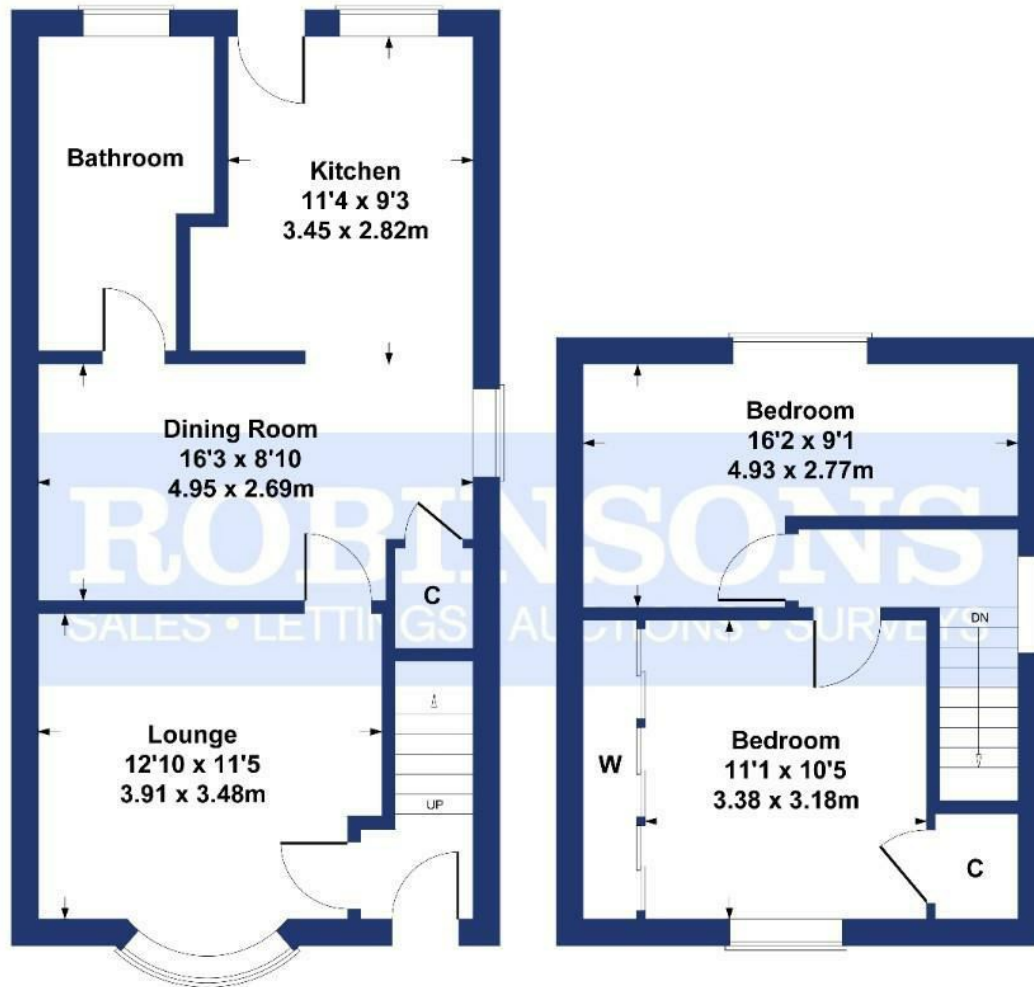
### **Tenure - Freehold**

**Council Tax Band B - Approx. £1663 PA**



# The Avenue

Approximate Gross Internal Area  
879 sq ft - 82 sq m



**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. 2021

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>73</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>42</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.





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