



Lime Close, Coxhoe, DH6 4BX  
2 Bed - Bungalow - Semi Detached  
£160,000

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**Modern Semi Detached Bungalow \*\* Superbly Presented Throughout \*\* Pleasantly Situated \*\* Degree of Privacy to the Rear \*\* Parking & Gardens \*\* Electric Vehicle Charging Point \*\* Popular Location \*\* Spacious Floor Plan \*\* Good Local Amenities & Road Links \*\* Upvc Double Glazing & GCH Via Combination Boiler \*\* Early Viewing Advised \*\***

The floor plan comprises: inviting entrance hallway, fitted kitchen, comfortable lounge and dining room with french doors opening to the rear garden and patio area. There is an attractive bathroom with separate shower cubicle and two good sized bedrooms, one of which is currently used as a dining room by the current owners. Outside there is a good sized rear garden which offers a degree of privacy. The front has an open aspect garden with driveway parking and an electric vehicle charging point.

Coxhoe is a popular village situated approximately six miles South West from Durham City, between the Villages of Bowburn and Cornforth. The nearby A1(M) provides commuter access throughout the region and beyond. A range of amenities can be found within Coxhoe High Street and the nearby villages, with a larger range of amenities to be found in Durham City. Local schools include Coxhoe and Bowburn Primary Schools.



**Inviting Hallway**

**Kitchen**

11'0 x 8'11 (3.35m x 2.72m)

**Lounge & Dining Room**

16'3 x 11'6 (4.95m x 3.51m)

**Bedroom**

12'6 x 12'1 (3.81m x 3.68m)

**Bedroom**

9'6 x 9'1 (2.90m x 2.77m)

**Bathroom/WC**

8'5 x 7'2 (2.57m x 2.18m)

**Tenure - Freehold**











# Lime Close

Approximate Gross Internal Area  
680 sq ft - 63 sq m



## 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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		97
(81-91) B	83	
(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

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.