

Vicarage Terrace, Coxhoe, DH6 4AN
2 Bed - House - Terraced
£100,000

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Vicarage Terrace
Coxhoe, DH6 4AN

* NO CHAIN * EXTENDED * MODERN MID TERRACED HOME * TWO RECEPTION ROOMS * TWO WELL PROPORTIONED BEDROOMS * MODERN FITTED KITCHEN * WELL PRESENTED THROUGHOUT * REAR YARD * EXCELLENT COMMUTER LINKS * IDEAL FIRST TIME BUY OR INVESTMENT *

Situated within the traditionally popular and well-connected village of Coxhoe is this modern and well-presented two bedroom mid terraced home. Offering spacious accommodation which is ready to move straight into, the property should appeal to a wide variety of purchasers including first-time buyers, couples, small families and investors.

The ground floor provides two separate reception areas, comprising a bright and spacious lounge together with a well-proportioned dining room, providing excellent flexibility for everyday living and entertaining. Completing the ground floor is a modern fitted kitchen with access to the rear.

To the first floor there are two generous and well-proportioned bedrooms together with a modern family bathroom.

Externally, the property benefits from an enclosed rear yard providing useful and easily maintained outside space.

Coxhoe is a highly convenient village situated approximately five miles south of Durham City and offers an excellent range of everyday amenities including shops, supermarkets, schools, cafés and local services. The village is particularly well placed for commuters, with easy access to the A1(M) providing excellent road connections towards Durham, Newcastle, Sunderland and Teesside. Durham City is only a short drive away, providing an extensive range of shopping, leisure and recreational facilities together with its mainline railway station.

With its modern presentation, two reception rooms and excellent location for Durham City and the wider region, viewing is highly recommended.










HAPPY













GROUND FLOOR

Living Room
16'0" x 13'9" (4.9 x 4.2)

Dining Room
13'9" x 13'9" (4.2 x 4.2)

Kitchen
14'9" x 5'10" (4.5 x 1.8)

FIRST FLOOR

Landing

Bedroom
13'9" x 9'2" (4.2 x 2.8)

Bedroom
13'9" x 5'10" (4.2 x 1.8)

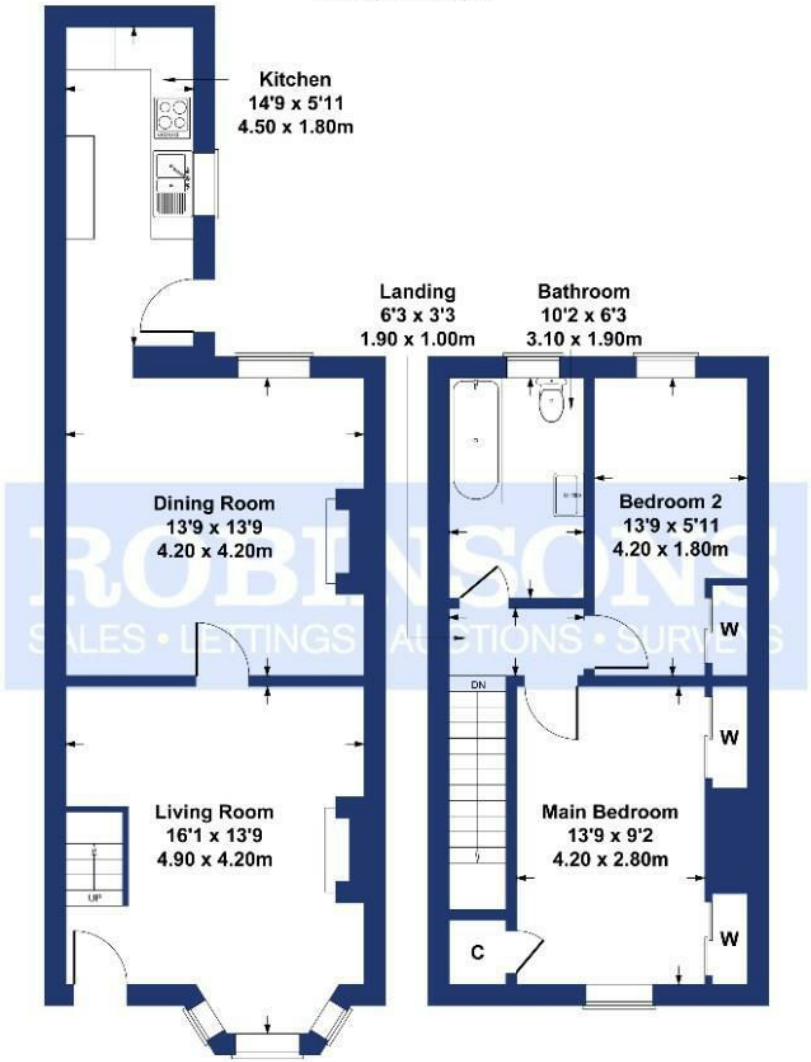
Bathroom
10'2" x 6'2" (3.1 x 1.9)

AGENT'S NOTES
Council Tax: Durham County Council, Band A - Approx £1748pa
Tenure: Freehold
Property Construction – Understood to be of standard construction.
Number & Types of Rooms – Please refer to the details and floorplan. All measurements are provided for guidance only.
Gas Supply – Mains
Electricity Supply – Mains
Water Supply – Mains
Sewerage – Mains
Heating – Gas Central Heating
Estimated Mobile Phone Coverage – Please refer to the Ofcom website: https://www.ofcom.org.uk
Estimated Broadband Download Speeds – Please refer to the Ofcom website: https://www.ofcom.org.uk
Building Safety – The vendor is not aware of any building safety issues. However, we recommend that the purchaser instructs a chartered surveyor to confirm this.
Restrictions – Any covenants affecting the property are contained within the Land Registry Title Register, which is available for inspection.
Selective Licensing Area – No
Probate – Not applicable
Rights & Easements – None known.
Flood Risk – Please refer to the GOV.UK website: https://www.gov.uk/check-long-term-flood-risk
Coastal Erosion – Please refer to the GOV.UK website: https://www.gov.uk/check-coastal-erosion-management-in-your-area
Protected Trees – None known.
Planning Permission – We are not aware of any planning applications in the immediate area that would materially affect the property.
Accessibility/Adaptations – extended.
Mining Area – Coal Mining Reporting Area. Further searches may be required by your legal representative.
Disclaimer: Our particulars have been prepared in good faith using publicly available information and details provided by the vendor prior to marketing. Verification of this information, together with any additional details relating to Material Information Parts A, B and C, should be obtained from your legal representative or the relevant authorities before making any financial commitment. Robinsons accepts no liability for information that is subsequently amended or for any unintentional errors or omissions.

HMRC Compliance: Anti-money laundering regulations require estate agents to carry out identity checks on purchasers once an offer has been accepted. These checks must be completed for each purchaser who will become a legal owner of the property. An administration fee of £60 (inc. VAT) per individual purchaser applies for carrying out these checks.

Vicarage Terrace

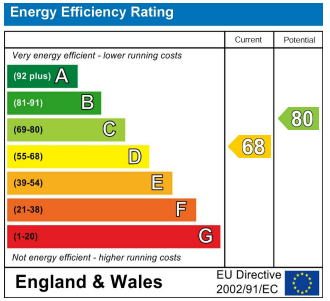
Approximate Gross Internal Area
883 sq ft - 82 sq m



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. 2026



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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