



## 35 CHATSWORTH GARDENS

BILLINGHAM, TS22 5JW

£750 PCM

\*\* VERY WELL PRESENTED & EXTENDED SEMI DETACHED BUNGALOW \*\* SOUGHT AFTER LOCATION IN TS22  
\*\* THREE BEDROOMS \*\* LOUNGE & CONSERVATORY \*\* LARGE KITCHEN/DINER WITH APPLIANCES \*\*  
PAVED DRIVEWAY FOR OFF ROAD PARKING \*\* GAS COMBI CENTRAL HEATING & UPVC DOUBLE GLAZING  
THROUGHOUT \*\* COUNCIL TAX BAND C £2321pa \*\* ENERGY RATING D \*\*

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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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