

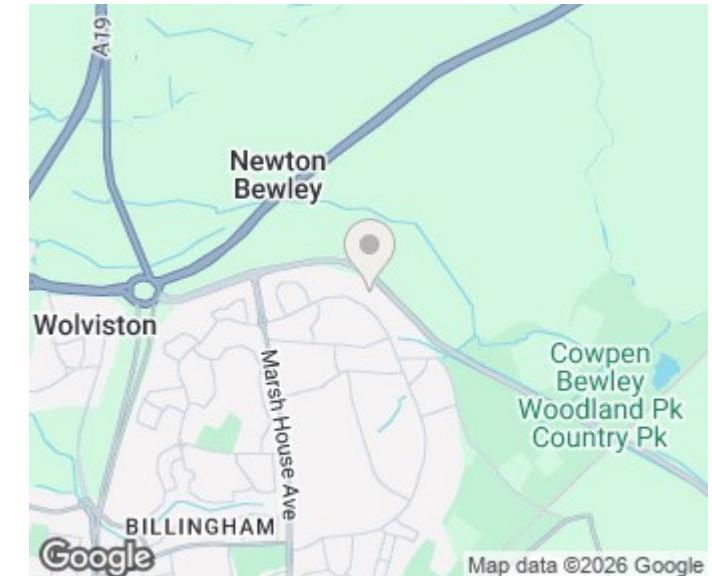


## 34 SLEDMERE CLOSE BILLINGHAM, TS23 3LA

£750

**\*\* EARLY VIEWING RECOMMENDED \*\*** Situated on a large corner plot in the desirable area of Sledmere Close close to major road links, local schools and amenities this property offers well-proportioned living accommodation with two good size reception rooms and kitchen/diner to the ground floor with two first floor double bedrooms and a NEW modern bathroom. Benefiting from gas combi central heating and UPVC double glazing throughout, the house also has CCTV installed. Energy Rating: C-70. Council tax band A £1660.58pa.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	85
(81-91)	B	70
(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

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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