




41 NEWBURY WAY  
BILLINGHAM, TS23 3NP

£550 PCM

\*\* THREE BEDROOM TERRACED HOUSE \*\* TWO RECEPTIONS ROOMS \*\* MODERN KITCHEN & BATHROOM \*\*  
UPVC WINDOWS & DOORS \*\* GAS COMBI CENTRAL HEATING \*\* FRONT & REAR GARDENS \*\* ENERGY  
RATING: C-77 \*\* COUNCIL TAX BAND A (£1740.93p) \*\*

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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>			<b>90</b>
(69-80) <b>C</b>		<b>77</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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