



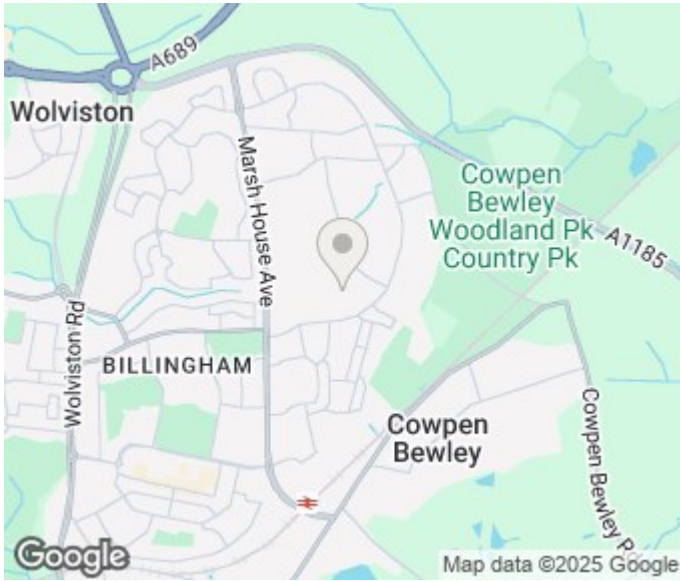
37 NEWBURY WAY

BILLINGHAM, TS23 3NP

£60,000
FREEHOLD

**** IDEAL INVESTMENT OPPORTUNITY **** ** A Three bedroom mid terraced house currently with tenant in situ paying £6000pa. Benefitting from UPVC double glazing throughout and gas Combi central heating the living accommodation briefly comprises; Entrance porch, lounge, kitchen/diner and cloakroom WC to the ground floor, three first floor bedroom and family bathroom. There is a lawned garden to the front and an enclosed garden to the rear. The property is close to local schools and amenities. **** Energy rating: C-75 ** Council tax band A £1582.22pa ****

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	75	
(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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