

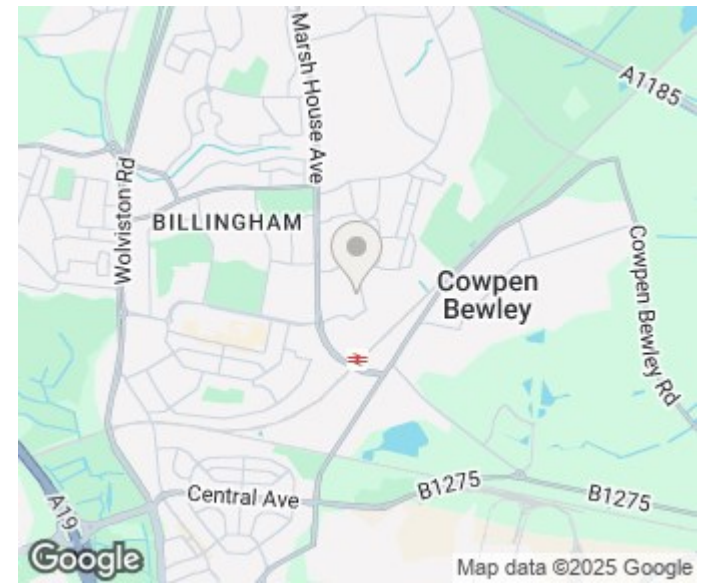


**34 GAINFORD ROAD**  
**BILLINGHAM, TS23 3HW**

**£700 PCM**

**\*\*AVAILABLE FROM 1ST SEPTEMBER 2025\*\* \*\* THREE BEDROOMS \*\* SEMI DETACHED HOUSE \*\* \*\*NEW  
BATHROOM TO BE FITTED\*\* \*\* UPVC DOUBLE GLAZING \*\* GAS COMBI CENTRAL HEATING \*\* FRONT & REAR  
GARDENS \*\* CLOSE TO SHOPS AND SCHOOLS\*\* ENERGY RATING C\*\* \*\*COUNCIL TAX BAND A (£1660.58)\*\***

**drummonds** —  
estate agents



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