



## 9 ROCHESTER ROAD

BILLINGHAM, TS23 2HY

£700 PCM

\*\* MODERN KITCHEN \*\* MID TERRACED HOUSE \*\* THREE BEDROOMS \*\* KITCHEN / DINING ROOM \*\* GAS COMBI BOILER \*\* UPVC DOUBLE GLAZING \*\* FRONT & REAR GARDENS \*\* CLOSE TO TOWN CENTRE AND LOCAL SCHOOLS \*\* ENERGY RATING C\*\* \*\*COUNCIL TAX BAND A (£1660.58)\*\*

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| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         |                         |
| (81-91) B                                   |         | 83                      |
| (69-80) C                                   | 69      |                         |
| (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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