



43 Herbert Avenue, Risca, Newport, NP11 6JT
£950 PCM

SAGE AND CO are pleased to offer TO LET this spacious THREE BEDROOM semi detached property situated in the RISCA . The property is close to local amenities, schools and transport links. Briefly comprises hallway, spacious lounge, dining room, kitchen, bathroom and rear garden

AVAILABLE MID MAY

Applicants will require an annual income of over £32,571.00
Holding deposit £218.39
Bond £950.00

EPC RATING: D
COUNCIL TAX BAND: C



Lakeside House, Llantarnam Parkway, Cwmbran, NP44 3GA
Telephone: 01633 838 888 **Email:** cwmbran@sageandco.co.uk

www.sageandco.co.uk

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
England & Wales		EU Directive 2002/91/EC

