



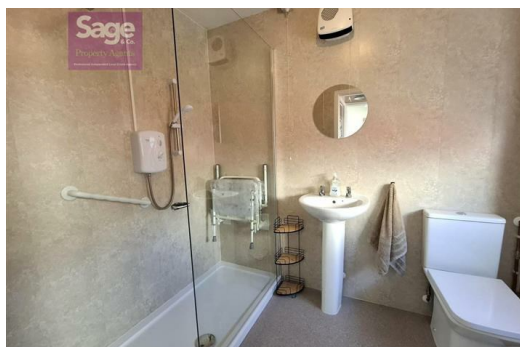
37 Grove Road, Risca, , NP11 6GN
£1,000 PCM

SAGE & CO are pleased to offer to let this THREE BEDROOM end terraced property situated in Risca . Briefly comprises of lounge / dining room , kitchen and ground floor shower room.
To the rear of the property is a low maintenance patio garden and a SINGLE GARAGE.
VIEWING IS HIGHLY RECOMMENDED


AVAILABLE NOW!

Applicants will require an annual income of £34,285.00
Holding Deposit: £229.88
Deposit: £1000.00

COUNCIL TAX BAND: C
EPC RATING; D



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

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		
	68	83
England & Wales EU Directive 2002/91/EC 		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 CO ₂ emissions		
England & Wales EU Directive 2002/91/EC 