

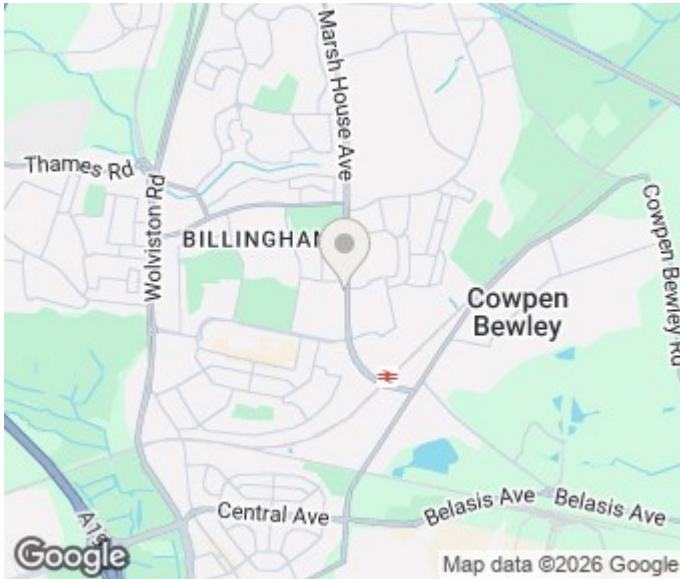


## 37 MARSH HOUSE AVENUE BILLINGHAM, TS23 2HN

£800 PER MONTH

**\*\*AVAILABLE FROM 8TH OF AUGUST 2026\*\*** We are pleased to offer to let this three bedroom semi detached house ideally located close to local schools and amenities. The accommodation briefly comprises; hallway, lounge, dining room, rear porch, kitchen, three first floor bedrooms and bathroom/ WC. There are gardens to the front and rear of the property and a driveway leading to a garage. Energy Rating C. Council Tax Band A (£1740.93).

**drummonds** —  
estate agents



| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         |           |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  | 72                      |           |
| (55-68) D                                   |  |                         |           |
| (39-54) E                                   |  |                         |           |
| (21-38) F                                   |  |                         |           |
| (1-20) G                                    |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| <b>England &amp; Wales</b>                  |  | 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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