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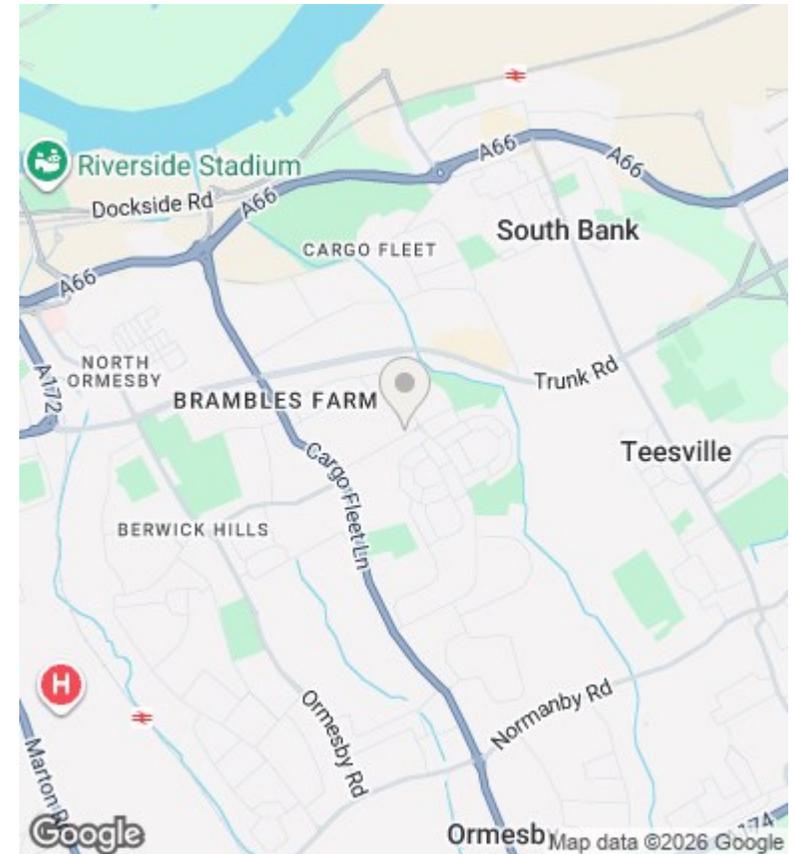
## 45 College Road, Middlesbrough, TS3 9EN

£630 PCM

- Two Bed Semi-Detached Home with Great Sized, Enclosed Rear Garden
- Popular TS3 Location Close to Top Local Schooling
- With Double Length Driveway to the Front of the Property Providing Off Street Parking
- Holding Fee - £145 Deposit - £726 Affordability - £18,900
- Modern White Bathroom Suite and Kitchen/Diner with Space for Dining Table



TOTAL FLOOR AREA : 666 sq ft. (61.9 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance purposes only and should not be used as such for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
 Made with Metreplan 12/021



## Directions

## Viewings

Viewings by arrangement only. Call 01642 378022 to make an appointment.

## Council Tax Band

A

## EPC Rating:

D

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		89
(69-80)	C		
(55-68)	D	60	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	