

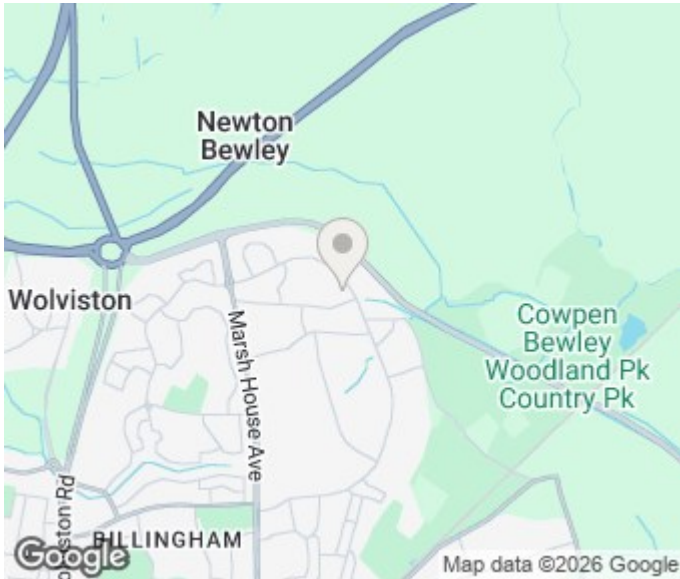


## 23 KILNWICK CLOSE BILLINGHAM, TS23 3NJ

£750 PCM

We are delighted to offer for sale this well presented and spacious three bedroom semi detached house situated off Ganstead Way. This property is offered with UPVC double glazing and 'Combi' gas central heating, security alarm system and driveway to the side with parking for up to three cars. The living accommodation briefly comprises; entrance hallway, 13ft lounge, modern kitchen/diner, three first floor bedrooms and bathroom/WC. There is an open lawn front garden and enclosed rear garden, mostly lawn with patio, raised flower beds and a shed. Awaiting Energy Rating. Council Tax Band B £1937.35

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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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