

\*\*\*AVAILABLE MID APRIL\*\*\*

Excellent three bedroom semi detached house in a popular area. The property is situated on a corner plot with open aspect to the front and benefits from having a re-fitted kitchen and bathroom. To let on an Unfurnished basis, the property is a perfect family home and comprises of entrance hall, spacious lounge, excellent fitted kitchen/dining room with built-in oven and hob, landing, three good size bedrooms, re-fitted bathroom with white suite and electric shower and separate WC. Benefits from gas central heating, uPVC double glazing, open plan front/side garden and enclosed rear garden. Viewing is recommended.

(Application is subject to a Holding Fee - please refer to our website for further details)

Please contact Smith and Friends Stockton to arrange a viewing. Early viewings highly recommended.

UNFURNISHED

RENT: £750

BOND: £865

REQUIRED EARNINGS - TENANTS: £22,500pa; GUARANTORS: if required £27,000pa

**Rievaulx Avenue, Billingham, TS23 2BL**

**3 Bedroom - House - Semi-Detached**

**£750 Per Calendar Month**

**EPC Rating: D**

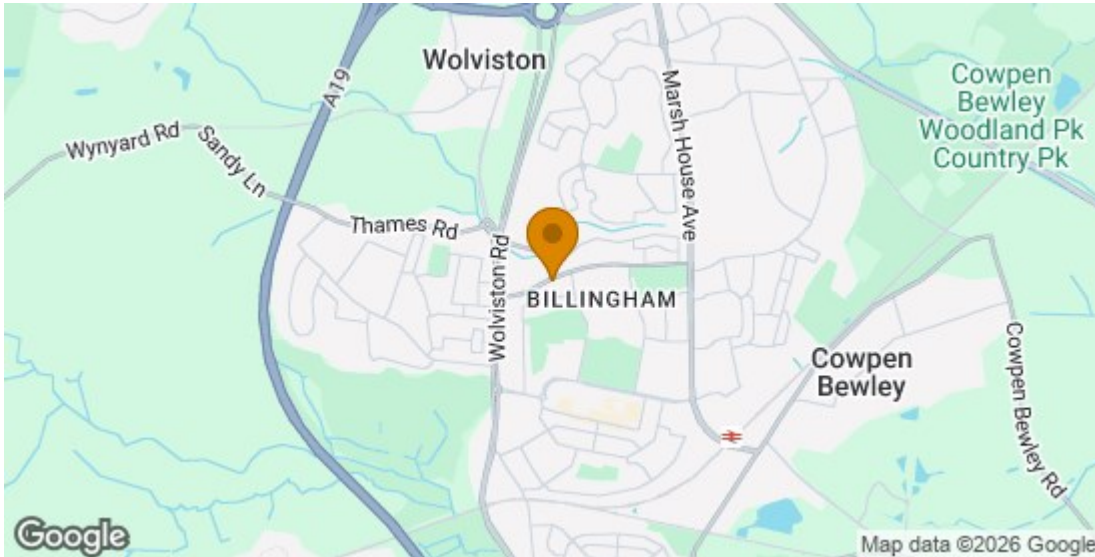
**TENURE:**

**COUNCIL TAX BAND: A**



**SMITH &  
FRIENDS**  
ESTATE AGENTS

# Rievaulx Avenue, Billingham, TS23 2BL



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>		79
(55-68) <b>D</b>	60	
(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	

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Smith & Friends Estate Agents can recommend financial services, surveying and conveyancing services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral

21 Bishop Street, Stockton-on-Tees, TS18 1SY

01642 607555

stockton@smith-and-friends.co.uk

