



27 Risca Road

Newport, NP20 4HX

£475 Per Calendar Month

HARRIS & BIRT

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****Room to rent All Bills Included****

A well presented light and airy first floor single bedroom in this traditional double bay fronted four bedroom property. The property is fully furnished with shared use of a good size lounge diner, fitted kitchen, shower room to ground floor plus first floor bathroom/wc. and an enclosed rear paved garden.. Gas central heating. UPVC double glazing. EPC Rating D. Council Tax Band D. Rent £475 pcm includes gas,electric, council tax, water and internet. Deposit £575. Available immediately.





HARRIS & BIRT

Chartered Surveyors, Land and Estate Agents

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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		
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	

