



27 Risca Road

Newport, NP20 4HX

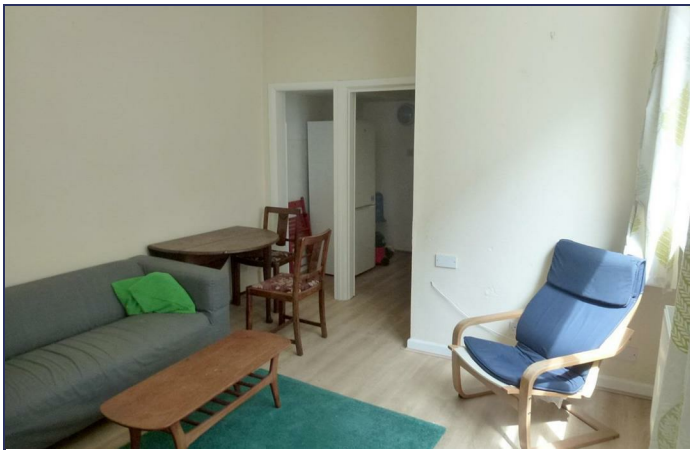
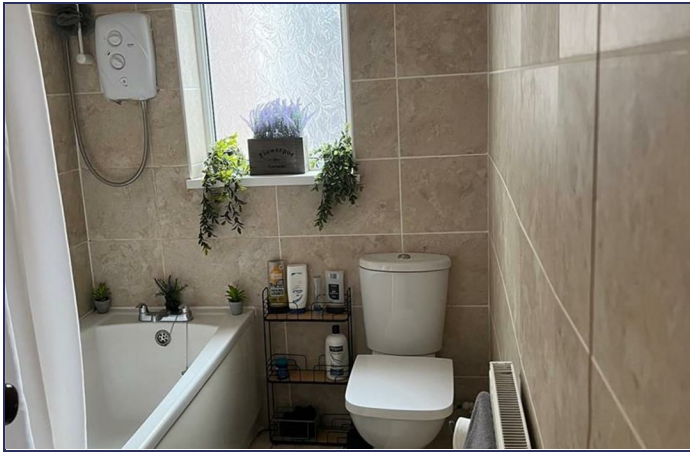
£450 Per Calendar Month

HARRIS & BIRT

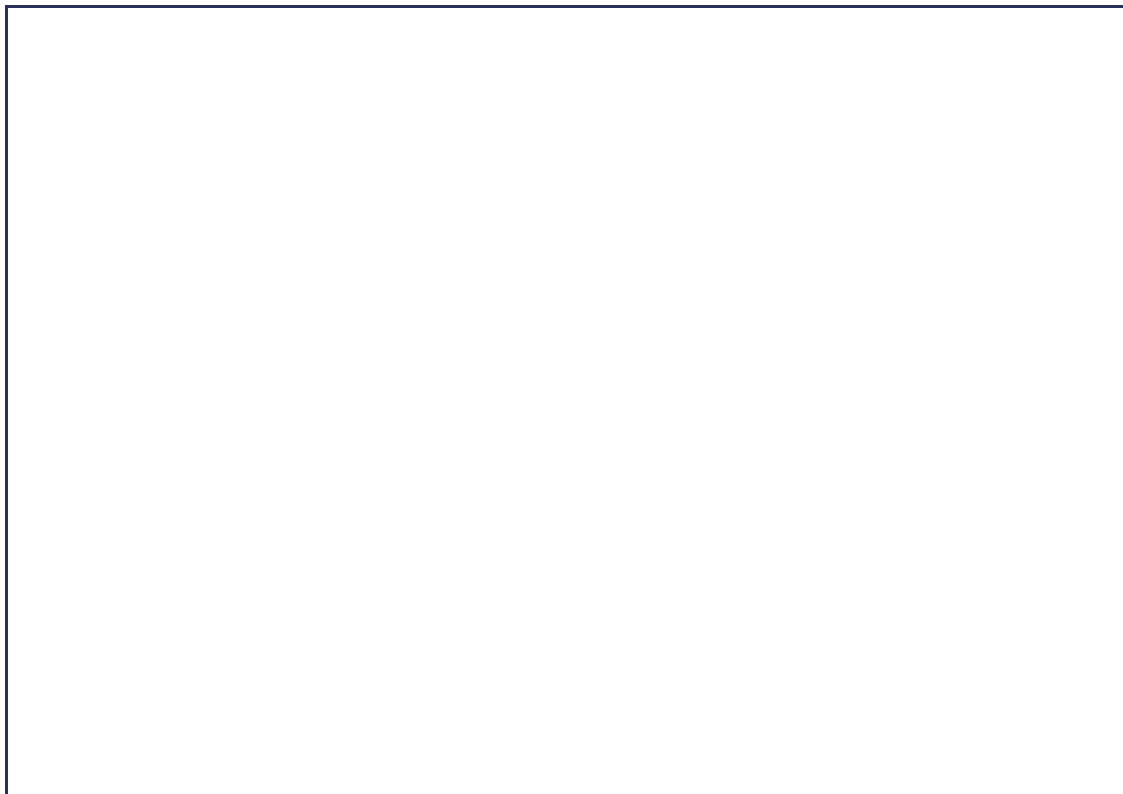
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**\*\*Room to rent All Bills Included\*\***

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 £450 pcm includes gas,electric, council tax, water and internet. Deposit £550. 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) <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	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(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 environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

