



# Courtney Downing ESTATES



Hadley Park Road,  
Leegomery, Telford  
£1,425 pcm

3 Bedroom detached dormer bungalow  
Main bedroom with En-suite  
Guest bedroom with separate wc  
Ground floor bedroom  
Ground floor bathroom  
Kitchen/diner  
Good size Lounge  
Sitting room  
Large outbuilding and separate utility/shower room  
Large driveway  
Available immediately on a long term let

- 3 Bedroom detached dormer bungalow
- Good size lounge
- Sitting room
- Downstairs bathroom
- En-suite Shower
- Good size rooms
- Available immediately
- Large outbuilding and separate utility/ shower room
- Long Term Let

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
<i>Very energy efficient - lower running costs</i>			<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>
(92+) <b>A</b>			(92+) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>	<b>76</b>		<b>84</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
<i>Not energy efficient - higher running costs</i>			<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>
			EU Directive 2002/91/EC
			

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>)

Rent	£1,425 pcm
Viewing	Strictly by appointment with Courtney Downing Estates Ltd - Head Office Telephone 07792936415
Reference	RL0118 Council Tax Band: A Deposit: £1,425 Parking options: Driveway Garden details: Enclosed Garden, Front Garden, Private Garden, Rear Garden
Additional Information	Electricity supply: Mains Heating: Gas Mains Water supply: Mains Sewerage: Mains

doors, windows and rooms are approximate and should be regarded as such by any prospective tenant.