



9 EMERSON AVENUE DONCASTER, DN7 5QL

£795 PER CALENDAR MONTH

A spacious, fully modernised three bedroom end terraced property having accommodation briefly comprising of:- gas central heating system, double glazing, entrance hall, lounge, sitting room, kitchen with cream Shaker style wall and base units, utility area, stairs and landing, three bedrooms and four piece family bathroom suite. Enclosed gardens to front and rear, off street parking to the rear elevation. Internal inspection highly recommended.

EPC: D





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	86
(81-91)	B	
(69-80)	C	65
(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

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

Thorne Lettings
94 King Street
Thorne
Doncaster
South Yorkshire
DN8 5BA

01405 816893
thorne@screetons.co.uk
www.screetons.co.uk

