



**3 ALWYN ROAD
DONCASTER, DN8 5JG**

£695 PCM

A deceptively spacious three bedroom mid terraced property with gas central heating system, double glazing, entrance hall, lounge, conservatory, three bedrooms and bathroom, enclosed rear garden. Internal inspection recommended. To let unfurnished, sorry no housing benefit, pets or smokers

EPC: C





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	89	
(81-91) B	75	
(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	

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

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