



## FLAT 3 3 MARSHLAND ROAD DONCASTER, DN8 4PB

£525 PER CALENDAR MONTH

A modern two bedroom first floor flat having accommodation briefly comprising of:- gas central heating system, double glazing, entrance hall, stairs and landing, lounge, kitchen with free standing fridge and matching wall and base units, bathroom with white suite. Off street parking, communal rear courtyard.

\*Water Rates included\*

EPC:





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	

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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