



**HERON DRIVE, MEXBOROUGH, S64**  
£1,100 per month\*

**Carter Jonas**



# HERON DRIVE, MEXBOROUGH, S64

A 4 bedroom semi-detached three storey property.

Accommodation comprising entrance hall, open plan, sitting/dining room, kitchen, walk-in in utility cupboard and downstairs cloakroom. To the first floor are two bedrooms, one with ensuite shower room and to the second floor are two further bedrooms and separate family bathroom.

Externally there are front and rear gardens, off road parking for two cars and garage.

Available unfurnished from late November 2024 for an initial 12 month term.

No access to loft. Mains gas, electricity, water and drainage are connected to the property. Gas central heating.

EPC Rating C. Council Tax Band C Please see Doncaster Council for current costs. Flood Zone 1 - Low Risk. Internet & Mobile: Further information on availability and speeds can be found at checker.ofcom.org.uk

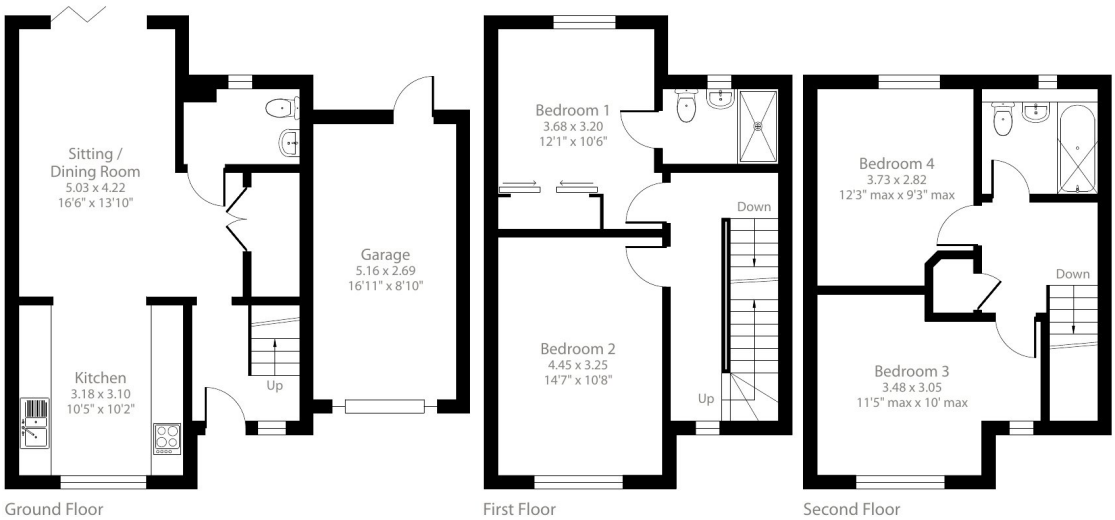
Holding deposit of 1 weeks rent £253

- Council Tax = C
- Deposit Required = £1,269.00
- Minimum term 12 months
- 4 Bedrooms
- 1 shower en suite
- Family Bathroom
- Kitchen
- Sitting Room/Dining Area
- Gardens
- Driveway Parking
- Garage
- EPC = C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	79	89
(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		
England, Scotland & Wales	EU Directive 2002/91/EC	

## Heron Drive, Mexborough, S64

Approximate Area = 1239 sq ft / 115.1 sq m  
Garage = 150 sq ft / 13.9 sq m  
Total = 1389 sq ft / 129 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2024. Produced for Carter Jonas. REF: 1204548



Oxford Lettings 01865 511444

oxfordresilettings@carterjonas.co.uk

Mayfield House, 256 Banbury Road, Oxford, Oxfordshire, OX2 7DE



Exclusive UK affiliate of

**CHRISTIE'S**  
INTERNATIONAL REAL ESTATE

Classification L2 - Business Data

### IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer or contract or part of one. Carter Jonas or anyone in their employment has made every attempt to ensure that the particulars and other information provided are as accurate as possible and they are not intended to amount to advice on which you should rely as being factually accurate. Full information which may be relevant to your decision regarding the property can be found on the property listing on carterjonas.co.uk or a separately available material information sheet, and we would advise you to confirm the details of any material information prior to any offer being submitted. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas has not tested any services, facilities, or equipment. Any measurements and distances given are approximate only. Where Carter Jonas has been provided with a floorplan by a third party, we cannot guarantee that the floorplan has been measured in accordance with IPMS. Purchasers or prospective tenants must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Our images only represent part of the property as it appeared at the time they were taken and do not represent the furnishings included; these are confirmed in a separate inventory. If you require further information, please contact us. \*Administration fees may apply depending on tenancy type. Please contact your local branch for this information.