



**AMERSHAM WAY, MEASHAM, DE12**

**£995 per month\***

**Carter Jonas**

# AMERSHAM WAY, MEASHAM, DE12

Amersham Way, Swadlincote, DE12

Approximate Area = 945 sq ft / 87.8 sq m  
For identification only - Not to scale

A well presented three bedroom semi-detached house, neutrally decorated throughout

Accommodation comprising Entrance Hall, WC, Sitting room, Kitchen and Conservatory. To the first floor are Three Bedrooms (two with fitted wardrobes) and Separate Family Bathroom.

Externally there is an Enclosed Rear Garden, Off Road Parking for two cars and shared front garden.

Available early March for a 12 month tenancy unfurnished.

EPC - B. Council Tax Band C - Please see North West Leicestershire District Council for current costs.

No access to loft. Mains electricity, water and gas are connected to the property. Gas central heating. Internet & Mobile: Further information on availability and speeds can be found at checker.ofcom.org.uk

Flood Risk - Low

Holding deposit of 1 weeks rent £229

- Council Tax = C
- Deposit Required = £1,148.00
- Minimum term 12 months
- Entrance Hall
- Kitchen
- Reception Room
- Conservatory
- Three Bedrooms
- Bathroom
- Parking
- Rear Garden
- Unfurnished
- EPC = B

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B	86	87
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Carter Jonas. REF: 1233114



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.