



**HERON DRIVE, MEXBOROUGH, S64**  
£850 per month\*

**Carter Jonas**

# HERON DRIVE, MEXBOROUGH, S64

A 4 bedroom semi-detached three storey property.

Accommodation comprises - GF: Entrance hall, sitting room/dining area, kitchen, WC, walk in utility cupboard. FF: Two bedrooms (en suite shower room to master). SF: Two bedrooms, family bathroom.

Outside: Front and rear gardens predominantly laid to lawn/patio. Driveway parking for 2 vehicles and single garage.

Available unfurnished from the end of February for an initial 6 or 12 month term.

Council Tax Band C / EPC Rating B

Holding deposit = 1 weeks rent £196

Deposit = 5 weeks rent @ £850 pcm = £980

- Council Tax Band = C
- Deposit Required = £980.77
- Minimum term 6 months
- 4 Bedrooms (1 with shower en suite)
- Family Bathroom
- Kitchen
- Sitting Room/Dining Area
- Gardens
- Driveway Parking
- Garage
- EPC = B

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		93
(81-91)	B	84	
(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	



Oxford Lettings 01865 511444

oxford@carterjonas.co.uk

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

carterjonas.co.uk

Offices throughout the UK



L2 - Business



A member of

## IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer of contract or part of one. Carter Jonas has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Where Carter Jonas have been provided with a floorplan by a third party, we can not 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. Although we make reasonable efforts to update our information, neither Carter Jonas nor anyone in its employment or acting on its behalf makes any representations warranties or guarantees, whether express or implied, in relation to the property, or that the content in these particulars is accurate, complete or up to date. 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.