



Fern Avenue, Doncaster  
£725 pcm

Available after references is this well-presented three-bedroom mid-terrace property which is located in the conveniently situated village of Bentley and offers spacious, practical accommodation ideally suited to families.

## Energy Efficiency Rating

|                                                                       | Current   | Potential                                                                                                     |
|-----------------------------------------------------------------------|-----------|---------------------------------------------------------------------------------------------------------------|
| <i>Very energy efficient - lower running costs</i><br><b>(92+) A</b>  |           |                                                                                                               |
| <b>(81-91) B</b>                                                      |           | <b>86</b>                                                                                                     |
| <b>(69-80) C</b>                                                      |           |                                                                                                               |
| <b>(55-68) D</b>                                                      | <b>63</b> |                                                                                                               |
| <b>(39-54) E</b>                                                      |           |                                                                                                               |
| <b>(21-38) F</b>                                                      |           |                                                                                                               |
| <b>(1-20) G</b><br><i>Not energy efficient - higher running costs</i> |           |                                                                                                               |
| <b>England &amp; Wales</b>                                            |           | EU Directive 2002/91/EC  |

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Reference

Telephone 01302 769276

Additional Information

RL0019

Council Tax Band: A (Doncaster MBC)

Deposit: £825

Holding Deposit: £167.30

Garden details: Enclosed Garden

Electricity supply: Mains

Heating: Gas Mains

Water supply: Mains

Sewerage: Mains

Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective tenant.