



MORTHEN ROAD, THURCROFT, S66
£1,750 per month*

Carter Jonas

MORTHEN ROAD, THURCROFT, S66

A 3 bedroom detached dormer bungalow with wrap around garden.

Accommodation comprises - GF: Entrance hallway, kitchen with integrated oven, hob and extractor fan, storeroom, sitting room/dining room, family bathroom, main bedroom with dressing room and en suite, two further bedrooms. FF: Stairs to a loft space which is boarded and carpeted.

Externally - Tarmacked driveway into a large parking area/driveway. A large lawned area wraps around the property, including a large pond and various established trees and plants. The property has various outbuildings, including an L-shaped open store, workshop with roller door and former kennel.

Additionally, the property benefits from an additional 21.35 acres of bare arable land

to the north east which will be available for letting at an additional cost of £2,562PA.

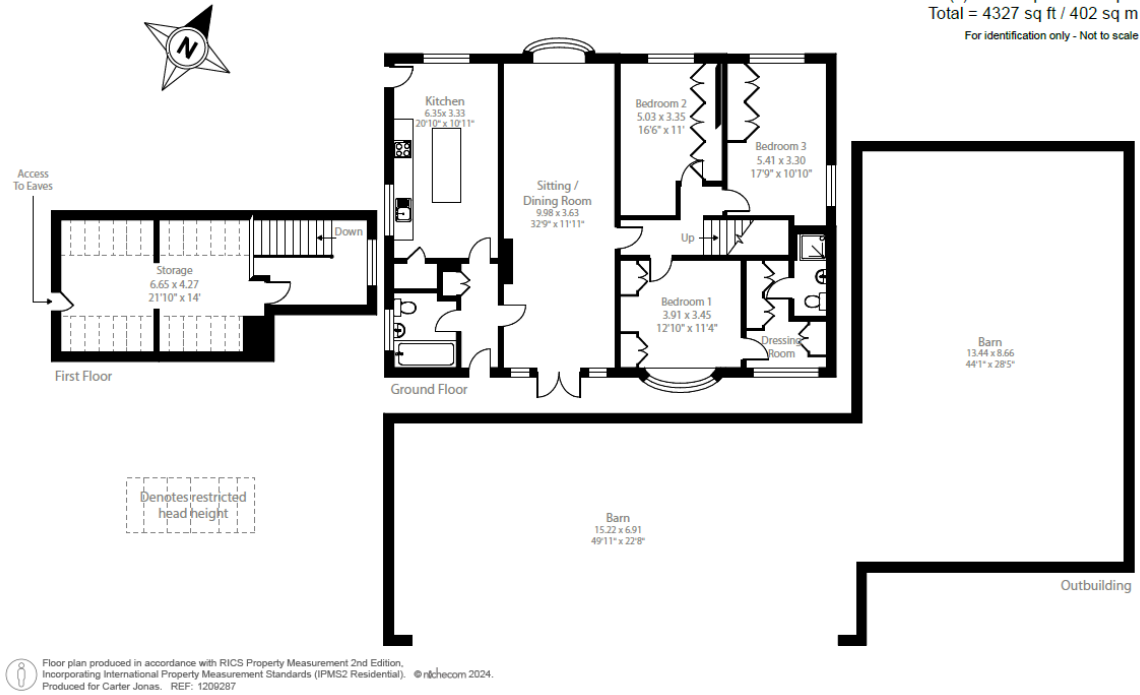
No white goods. Oil Central Heating. Mains electricity and water

- Council Tax = D
 - Deposit Required = £2,019.00
 - Minimum term 6 months
 - 3 Bedrooms
 - Sitting/Dining
- Room
 - Kitchen
 - Store Room
 - 1 Bathroom
 - 1 En suite Shower Room
 - Dressing Room
- Wrap around garden
 - Pond
 - Outbuildings
 - Off street parking
 - EPC = C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) 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, Scotland & Wales	EU Directive 2002/91/EC	

Morthen Road, Thurcroft, Rotherham, S66

Approximate Area = 1790 sq ft / 166.3 sq m
Outbuilding = 2385 sq ft / 221.6 sq m
Limited Use Area(s) = 152 sq ft / 14.1 sq m
Total = 4327 sq ft / 402 sq m
For identification only - Not to scale



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.