



Broadwater Drive, Doncaster, DN7

£130,000

Guide Price

Tenure: Freehold, **Bedrooms:** 2

SUMMARY TWO BEDROOM DETACHED BUNGALOW! Ideally suited for those seeking ground floor accommodation. The bungalow benefits from spacious Lounge, kitchen, two bedrooms, conservatory, off road parking and a garage. VIEWING ADVISED. DESCRIPTION House Simple have on offer for sale this, two bedroom det

Key features:

- Detached Bungalow
- Wet Room
- Detached Garage
- Sought After Location
- Patio Area
- Private Rear Garden
- No Chain

Extra info:

- **Property Age:** 59 years
- **Council Tax:** Band A (£1018.91 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Garage



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SUMMARY

TWO BEDROOM DETACHED BUNGALOW! Ideally suited for those seeking ground floor accommodation. The bungalow benefits from spacious Lounge, kitchen, two bedrooms, conservatory, off road parking and a garage. VIEWING ADVISED.

DESCRIPTION

House Simple have on offer for sale this, two bedroom detached bungalow. The accommodation comprises; hall, lounge, kitchen, conservatory, two bedrooms, and bathroom. Externally the property has front and rear gardens, a driveway leading to a garage. The bungalow is ideally suited for those seeking ground floor accommodation.

Hall

Lounge 16' 41" max x 13' 5" max

With coving to ceiling and radiator. The lounge features; gas fire place, and access to the kitchen.

Kitchen 19'04" x 7' 11"

Entrance door to the side elevation and double glazed windows to the front. The fitted kitchen comprises; wall and base units with work surfaces, sink and drainer.

Conservatory

Double glazed windows, tiled floor and French doors opening onto the patio area.

Bedroom One 9' 7" x 11' 64"

Double bedroom comprising; radiator and coving to ceiling.

Bedroom Two 12' 88" x 7' 4"

Bedroom comprising; radiator and coving to ceiling and French doors with access to conservatory.

Bathroom

Double glazed obscure window to the side elevation, the bathroom comprises; tiling where visible, walk in shower, pedestal hand basin, WC, towel rail, coving to ceiling and storage cupboard.

Front Garden

Set to lawn with driveway to garage.

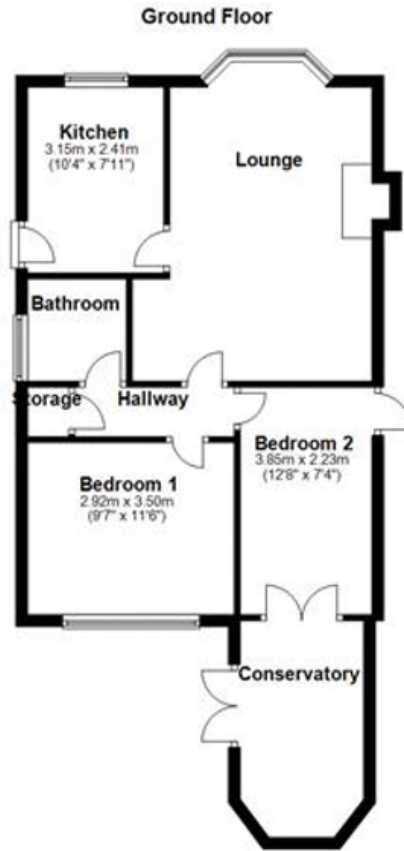
Rear Garden

Enclosed rear garden set to lawn and paved areas.

Garage

Side facing window, power and light supply.

Floor plan:



Energy Performance Certificate:

Energy Performance Certificate

157, Broadwater Drive, Dunscroft, DONCASTER, DN7 4EY

Dwelling type: Detached bungalow	Reference number: 8801-7225-6190-0484-9906
Date of assessment: 04 May 2019	Type of assessment: RdSAP, existing dwelling
Date of certificate: 07 May 2019	Total floor area: 55 m ²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 1,701
Over 3 years you could save	£ 240

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 129 over 3 years	£ 129 over 3 years	<div style="background-color: #4caf50; color: white; padding: 10px; width: 50px; margin: 0 auto;"> You could save £ 240 over 3 years </div>
Heating	£ 1,326 over 3 years	£ 1,167 over 3 years	
Hot Water	£ 246 over 3 years	£ 165 over 3 years	
Totals	£ 1,701	£ 1,461	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

<p>Very energy efficient - lower running costs</p> <table border="1" style="width: 100%; border-collapse: collapse; text-align: center;"> <tr> <td style="background-color: #4caf50; color: white;">(92 plus) A</td> <td style="background-color: #8bc34a; color: white;">B</td> <td style="background-color: #ffc107; color: white;">C</td> <td style="background-color: #ffc107; color: white;">D</td> <td style="background-color: #ffc107; color: white;">E</td> <td style="background-color: #ffc107; color: white;">F</td> <td style="background-color: #e91e63; color: white;">G</td> </tr> </table> <p>Not energy efficient - higher running costs</p>	(92 plus) A	B	C	D	E	F	G	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="background-color: #e0e0e0;">Current</th> <th style="background-color: #e0e0e0;">Potential</th> </tr> <tr> <td style="text-align: center;">88</td> <td style="text-align: center;">86</td> </tr> </table>	Current	Potential	88	86	<p>The graph shows the current energy efficiency of your home.</p> <p>The higher the rating the lower your fuel bills are likely to be.</p> <p>The potential rating shows the effect of undertaking the recommendations on page 3.</p> <p>The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).</p> <p>The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.</p>
(92 plus) A	B	C	D	E	F	G							
Current	Potential												
88	86												

Top actions you can take to save money and make your home more efficient

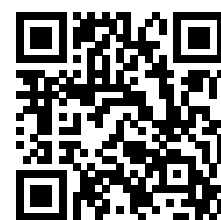
Recommended measures	Indicative cost	Typical savings over 3 years
1 Floor insulation (solid floor)	£4,000 - £6,000	£ 156
2 Solar water heating	£4,000 - £6,000	£ 81
3 Solar photovoltaic panels, 2.5 kWp	£5,000 - £8,000	£ 676

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

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MISREPRESENTATION ACT, 1967.

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