

Springwood View Close, Sutton-in-Ashfield, NG17

£219,500

Or Nearest Offer

Tenure: Freehold, **Bedrooms:** 3

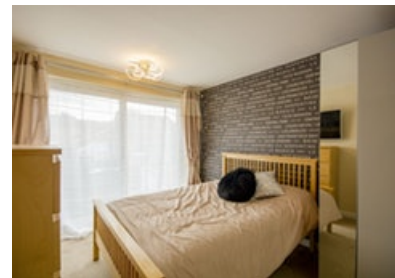
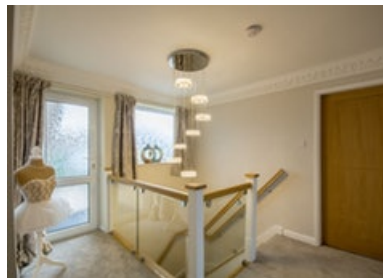
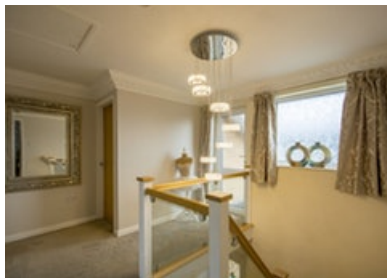
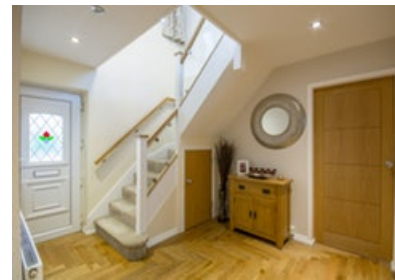
HouseSimple is pleased to present a truly impressive 3 bed detached property with integral garage located in a sought after residential position with great access to St Mary's Primary School, and quick links to the A38 and M1. The property having 3 double bedrooms, 2

Key features:

- 3 Large Double Bedrooms
- Drive for 2/3 cars and garage
- Uniquely Landscaped Rear Garden
- Balcony to the Front of the Property
- Quick links to A38 & M1
- Sought after Location
- Newly fitted Kitchen

Extra info:

- **Property Age:** 49 years
- **Council Tax:** Band C (£1800.00 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Single Garage and Driveway



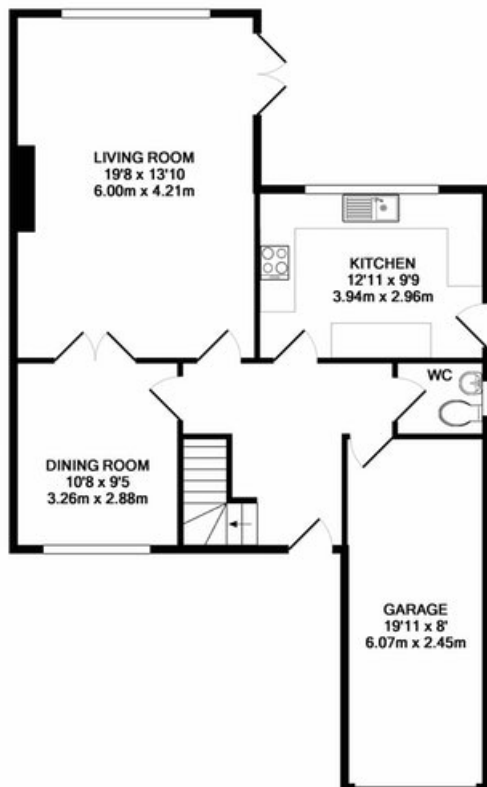
HouseSimple is pleased to present a truly impressive 3 bed detached property with integral garage located in a sought after residential position with great access to St Mary's Primary School, and quick links to the A38 and M1.

The property having 3 double bedrooms, 2 reception rooms, newly fitted kitchen, large entrance hall with beautiful glass ballustrade staircase leading to large landing will be of immediate interest to the family looking for a property that provides plenty of living space.

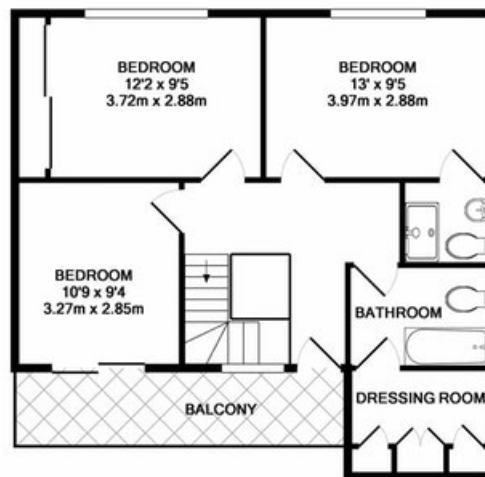
The property has been modernised throughout and much refined to an executive level by the present vendor.

The rear of the property has been extensively landscaped providing a uniquely designed tiered garden area enjoying sun throughout the day.

Floor plan:



GROUND FLOOR
APPROX. FLOOR
AREA 787 SQ.FT.
(73.1 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 596 SQ.FT.
(55.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 1383 SQ.FT. (128.5 SQ.M.)

Energy Performance Certificate:

Energy Performance Certificate

16, Springwood View Close, SUTTON-IN-ASHFIELD, NG17 2HR

Dwelling type: Detached house	Reference number: 8606-7331-1229-1107-1873
Date of assessment: 07 August 2013	Type of assessment: RdSAP, existing dwelling
Date of certificate: 08 August 2013	Total floor area: 114 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:	£ 2,820
Over 3 years you could save	£ 585

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 276 over 3 years	£ 198 over 3 years	
Heating	£ 2,064 over 3 years	£ 1,806 over 3 years	
Hot Water	£ 480 over 3 years	£ 231 over 3 years	
Totals	£ 2,820	£ 2,235	

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 style="font-size: x-small;">Very energy efficient - lower running costs</p> <table border="1" style="width: 100%; border-collapse: collapse; font-size: x-small;"> <tr><td style="background-color: #4CAF50; color: white;">(92 plus) A</td></tr> <tr><td style="background-color: #8BC34A; color: white;">(81-91) B</td></tr> <tr><td style="background-color: #FFEB3B; color: white;">(69-80) C</td></tr> <tr><td style="background-color: #FFC107; color: white;">(55-68) D</td></tr> <tr><td style="background-color: #FF9800; color: white;">(39-54) E</td></tr> <tr><td style="background-color: #FF5722; color: white;">(21-38) F</td></tr> <tr><td style="background-color: #C0392B; color: white;">(1-20) G</td></tr> </table> <p style="font-size: x-small;">Not energy efficient - higher running costs</p>	(92 plus) A	(81-91) B	(69-80) C	(55-68) D	(39-54) E	(21-38) F	(1-20) G	<table border="1" style="width: 100%; border-collapse: collapse; font-size: x-small;"> <tr><th>Current</th></tr> <tr><td style="text-align: center;">87</td></tr> </table>	Current	87	<table border="1" style="width: 100%; border-collapse: collapse; font-size: x-small;"> <tr><th>Potential</th></tr> <tr><td style="text-align: center;">82</td></tr> </table>	Potential	82	<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>
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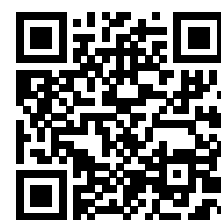
Top actions you can take to save money and make your home more efficient		
Recommended measures	Indicative cost	Typical savings over 3 years
1 Floor Insulation	£800 - £1,200	£ 231
2 Low energy lighting for all fixed outlets	£35	£ 69
3 Hot water cylinder thermostat	£200 - £400	£ 171

See page 3 for a full list of recommendations for this property.

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.

MISREPRESENTATION ACT, 1967.

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