



## Pilgrim Avenue, Immingham, DN40

**£114,000**

Offers in Excess of

**Tenure:** Freehold, **Bedrooms:** 3

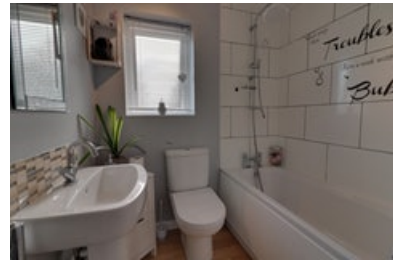
Ideal 1st time buy - South facing private gardens - driveway and GARAGE - very well presented throughout - lounge - open plan dining kitchen - utility - d/s wc - gas central heating and Upvc double glazing - very sought after location Offered for sale in excellent order throughout, this well present

### Key features:

- superb 1st time buy
- very well presented throughout
- south facing private rear gardens

## Extra info:

- **Property Age:** 59 years
- **Council Tax:** Band A (£1312.57 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Garage



**Ideal 1st time buy - South facing private gardens - driveway and GARAGE - very well presented throughout - lounge - open plan dining kitchen - utility - d/s wc - gas central heating and Upvc double glazing - very sought after location**

Offered for sale in excellent order throughout, this well presented semi detached house would make an ideal 1st time buy and viewing comes with the agent's highest recommendation.

Entrance hall with stairs to 1st floor

D/s wc with modern fitted suite

Lounge with window to front

Open plan dining kitchen with patio doors overlooking and leading out into the private south facing rear gardens, range of modern eye and base level units with contrasting worktops, inset sink and drainer with mixer tap, built in oven and hob, through into

Side hall with useful storage area and utility area with provisions for washing machine and wall mounted boiler, Upvc external door

1st floor landing with doors off to 3 bedrooms and bathroom, window to side

Front facing double bedroom

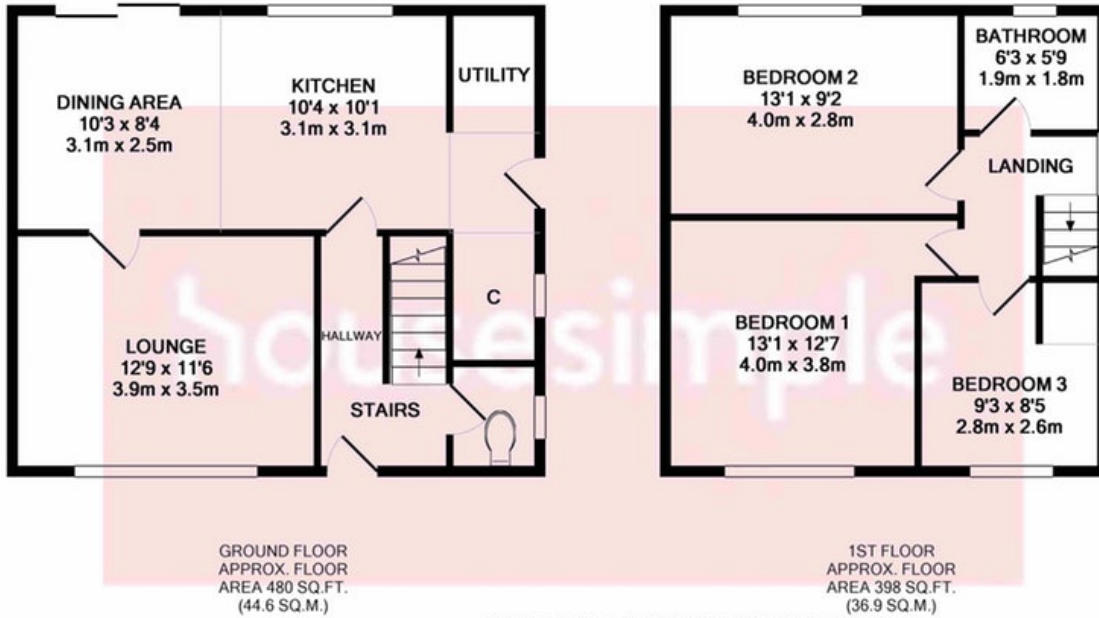
Rear facing double bedroom

Front facing single bedroom with fitted cupboard

Family bathroom with modern fitted suite and contemporary tiling

Externally there is a driveway to the side with additional hardstanding on the front, gated access to the side allowing for further off street parking and leading to the detached garage with double doors. The private rear gardens enjoy a sunny, southerly aspect and are mainly laid to lawn with a covered decked seating and entertaining area.

Floor plan:



TOTAL APPROX. FLOOR AREA 877 SQ.FT. (81.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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## Energy Performance Certificate:

Energy Performance Certificate

**68, Pilgrim Avenue, IMMINGHAM, DN40 1DH**

|   |   |
|---|---|
| <b>Dwelling type:</b> Semi-detached house | <b>Reference number:</b> 0898-3010-7265-2851-8990   |
| <b>Date of assessment:</b> 01 May 2019    | <b>Type of assessment:</b> RdSAP, existing dwelling |
| <b>Date of certificate:</b> 01 May 2019   | <b>Total floor area:</b> 82 m <sup>2</sup>          |

**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

|  |                |
|--|----------------|
| <b>Estimated energy costs of dwelling for 3 years:</b> | <b>£ 2,376</b> |
| <b>Over 3 years you could save</b>                     | <b>£ 549</b>   |

| Estimated energy costs of this home |                      |                      |   |
|-------------------------------------|----------------------|----------------------|---|
|                                     | Current costs        | Potential costs      | Potential future savings  |
| <b>Lighting</b>                     | £ 360 over 3 years   | £ 180 over 3 years   | <div style="background-color: #4caf50; color: white; padding: 10px; width: 50px; margin: 0 auto;">                     You could save £ 549 over 3 years                 </div> |
| <b>Heating</b>                      | £ 1,791 over 3 years | £ 1,509 over 3 years |   |
| <b>Hot Water</b>                    | £ 225 over 3 years   | £ 138 over 3 years   |   |
| <b>Totals</b>                       | <b>£ 2,376</b>       | <b>£ 1,827</b>       |   |

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) <b>A</b></td> <td style="background-color: #8bc34a; color: white;">(81-91) <b>B</b></td> <td style="background-color: #ffc107; color: white;">(69-80) <b>C</b></td> <td style="background-color: #ffc107; color: white;">(55-68) <b>D</b></td> <td style="background-color: #ffc107; color: white;">(39-54) <b>E</b></td> <td style="background-color: #ffc107; color: white;">(21-38) <b>F</b></td> <td style="background-color: #e91e63; color: white;">(1-20) <b>G</b></td> </tr> <tr> <td colspan="3"></td> <td style="background-color: #ffc107; color: white; border: 2px solid #ffc107; font-size: 2em;">67</td> <td colspan="3"></td> </tr> </table> <p>Not energy efficient - higher running costs</p> | (92 plus) <b>A</b> | (81-91) <b>B</b> | (69-80) <b>C</b> | (55-68) <b>D</b> | (39-54) <b>E</b> | (21-38) <b>F</b> | (1-20) <b>G</b> |  |  |  | 67 |  |  |  | <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="font-size: x-small;">Current</th> <th style="font-size: x-small;">Potential</th> </tr> <tr> <td style="text-align: center; font-size: 2em;">67</td> <td style="text-align: center; font-size: 2em;">84</td> </tr> </table> | Current | Potential | 67 | 84 | <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) <b>A</b>  | (81-91) <b>B</b>   | (69-80) <b>C</b> | (55-68) <b>D</b> | (39-54) <b>E</b> | (21-38) <b>F</b> | (1-20) <b>G</b>  |                 |  |  |  |    |  |  |  |   |         |           |    |    |  |
|   |                    |                  | 67               |                  |                  |                  |                 |  |  |  |    |  |  |  |   |         |           |    |    |  |
| Current   | Potential          |                  |                  |                  |                  |                  |                 |  |  |  |    |  |  |  |   |         |           |    |    |  |
| 67  | 84                 |                  |                  |                  |                  |                  |                 |  |  |  |    |  |  |  |   |         |           |    |    |  |

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

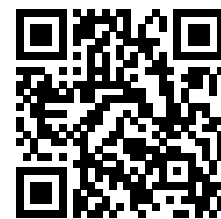
| Recommended measures                        | Indicative cost  | Typical savings over 3 years |
|---|------------------|------------------------------|
| 1 Internal or external wall insulation      | £4,000 - £14,000 | £ 180                        |
| 2 Floor insulation (solid floor)            | £4,000 - £6,000  | £ 129                        |
| 3 Low energy lighting for all fixed outlets | £45              | £ 153                        |

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](http://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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