



Calder Close, Immingham, DN40

£105,000

None

Tenure: Freehold, **Bedrooms:** 2

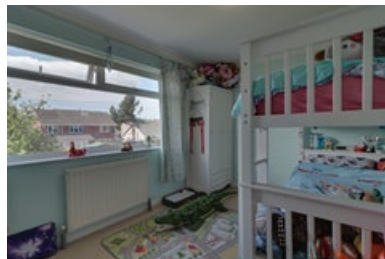
Ideal 1st time buy - 2 DOUBLE BEDROOMS - large plot with extensive driveway and enclosed gardens - viewing essential Set in the popular residential location of Calder Close, we are delighted to offer this well presented two bedroom semi-detached home positioned in a quiet cul-de-sac on the outskirts

Key features:

- ideal 1st time buy
- very well presented semi detached house
- generous gardens
- driveway for 3 cars

Extra info:

- **Property Age:** 29 years
- **Council Tax:** Band A (£1194.10 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Off Street Parking



Ideal 1st time buy - 2 DOUBLE BEDROOMS - large plot with extensive driveway and enclosed gardens - viewing essential

Set in the popular residential location of Calder Close, we are delighted to offer this well presented two bedroom semi-detached home positioned in a quiet cul-de-sac on the outskirts of Immingham. With accommodation comprising entrance hall, lounge, kitchen/diner, landing leading to two double bedrooms and family bathroom. The property also benefits from double glazing, gas central heating system, off street parking for three/four cars, enclosed rear garden. viewing highly recommended.

Accommodation comprising

Entrance Hall

From the side of the property you enter via a double glazed door into the entrance hall giving access to lounge and kitchen/diner. Under stairs storage cupboard.

Lounge

The well presented and spacious lounge has double glazed window over looking the front garden and stairs leading to the first floor landing.

Kitchen/Diner

The modern kitchen/diner comprises of a range base and wall mounted units, sink and drainer built in, plumbing for automatic washing machine, complementary work surfaces and splash back tiles, double glazed door leading to the rear garden.

Landing

Double glazed window to side.

Bedroom One

The modern master bedroom has double glazed window to front and radiator.

Bedroom Two

The second double bedroom has double glazed window to rear and radiator.

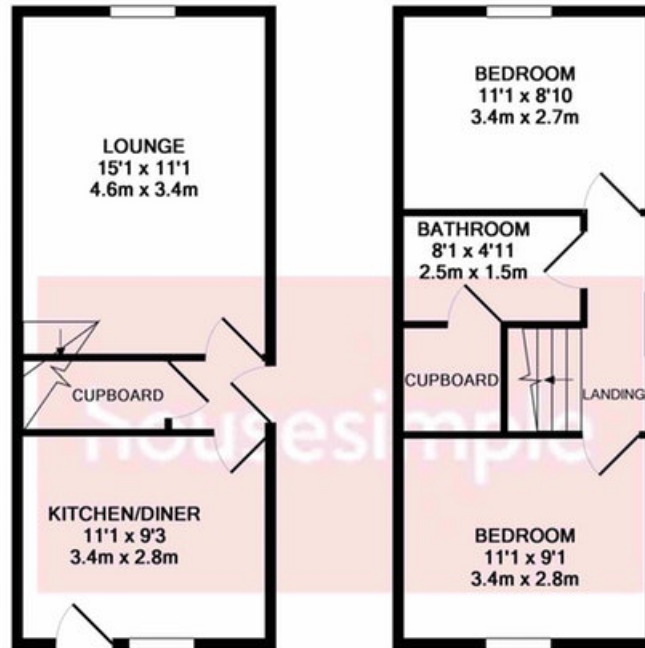
Family Bathroom

The family bathroom comprises of low flush wc, pedestal wash hand basin, panelled bath and built in storage cupboard.

Outside

Set on a generous plot, there is a driveway with gate giving access to the rear of the property. The front garden is mainly laid to lawn with shrubs to borders. The rear garden is landscaped with patio area leading onto a lawned area.

Floor plan:



GROUND FLOOR
APPROX. FLOOR
AREA 305 SQ.FT.
(28.4 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 305 SQ.FT.
(28.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 611 SQ.FT. (56.8 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

13, Calder Close, IMMINGHAM, DN40 2DP

Dwelling type: Semi-detached house	Reference number: 0462-2844-7453-9621-3781
Date of assessment: 24 May 2019	Type of assessment: RdSAP, existing dwelling
Date of certificate: 24 May 2019	Total floor area: 59 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:	£ 1,452
Over 3 years you could save	£ 180

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 138 over 3 years	£ 138 over 3 years	<div style="border: 1px solid green; padding: 5px; width: fit-content; margin: auto;"> <p style="color: green; font-weight: bold;">You could save £ 180 over 3 years</p> </div>
Heating	£ 1,059 over 3 years	£ 963 over 3 years	
Hot Water	£ 255 over 3 years	£ 171 over 3 years	
Totals	£ 1,452	£ 1,272	

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="margin: 0;">Very energy efficient - lower running costs</p> <div style="display: flex; justify-content: space-between; align-items: center;"> <div style="width: 100%;"> <div style="background-color: #4f81bd; color: white; padding: 2px; margin-bottom: 2px;">(92 plus) A</div> <div style="background-color: #8ebf42; color: white; padding: 2px; margin-bottom: 2px;">(81-91) B</div> <div style="background-color: #c8e6c9; color: white; padding: 2px; margin-bottom: 2px;">(69-80) C</div> <div style="background-color: #fff9c4; color: black; padding: 2px; margin-bottom: 2px;">(55-68) D</div> <div style="background-color: #ffe0b2; color: black; padding: 2px; margin-bottom: 2px;">(39-54) E</div> <div style="background-color: #ffcdd2; color: black; padding: 2px; margin-bottom: 2px;">(21-38) F</div> <div style="background-color: #e91e63; color: white; padding: 2px;">(1-20) G</div> </div> <p style="margin: 0; font-size: 0.7em;">Not energy efficient - higher running costs</p> </div>	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="border-right: 1px solid black; padding: 5px;">Current</td> <td style="padding: 5px;">Potential</td> </tr> <tr> <td style="border-right: 1px solid black; text-align: center; vertical-align: middle; font-size: 1.5em;">74</td> <td style="text-align: center; vertical-align: middle; font-size: 1.5em;">90</td> </tr> </table>	Current	Potential	74	90	<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>
Current	Potential					
74	90					

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 (suspended floor)	£800 - £1,200	£ 96
2 Solar water heating	£4,000 - £6,000	£ 87
3 Solar photovoltaic panels, 2.5 kWp	£3,500 - £5,500	£ 936

To receive advice on what measures you can take to reduce your energy bills, visit www.simpleenergyadvice.org.uk or call freephone 0800 444202. 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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