



Cornwall Road, Intake, Doncaster, DN2

£65,000

Offers in Excess of

Tenure: Freehold, **Bedrooms:** 2

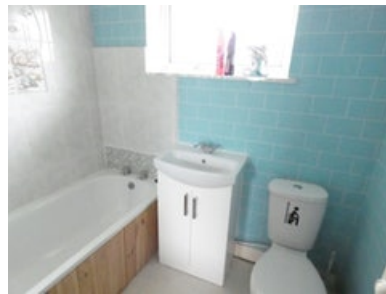
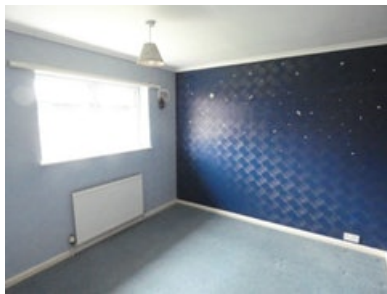
Located in the very popular area of Intake is this Two Double Bedroom Semi Detached House. The property is close to a wide range of local amenities and transport links and is less than one mile to Doncaster Royal Infirmary and two miles to Doncaster Town Centre. The property is in need of moder

Key features:

- Semi Detached House
- Two Double Bedrooms
- No Onward Chain
- Priced to Allow for Modernisation
- Double Glazed
- Front & Rear Gardens
- Great Location

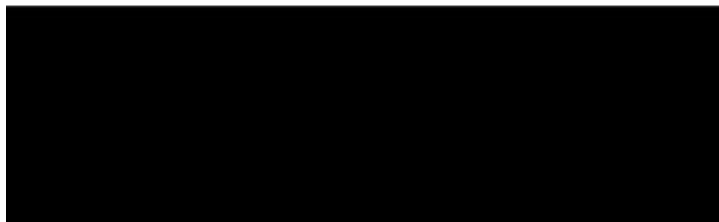
Extra info:

- **Property Age:** 89 years
- **Council Tax:** Band A (£1079.14 per-annum)
- **Double Glazing:** Part
- **Heating:** Gas
- **Parking:** Street Parking



Located in the very popular area of Intake is this Two Double Bedroom Semi Detached House. The property is close to a wide range of local amenities and transport links and is less than one mile to Doncaster Royal Infirmary and two miles to Doncaster Town Centre. The property is in need of modernisation but is priced to allow for this. There is an entrance hall, large lounge / dining room, kitchen and a useful entrance porch / storage area. The first floor has two double bedrooms and a modern bathroom. The property is available with no onward chain and has double glazing and a relatively new boiler. An ideal purchase for an investor or first time buyer to put their stamp on in a great location.

Floor plan:



Energy Performance Certificate:

Energy Performance Certificate

16, Cornwall Road, DONCASTER, DN2 6PH

Dwelling type: Semi-detached house	Reference number: 8441-7525-6050-3436-2996
Date of assessment: 16 May 2019	Type of assessment: RdSAP, existing dwelling
Date of certificate: 16 May 2019	Total floor area: 66 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:	£ 1,767
Over 3 years you could save	£ 177

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 150 over 3 years	£ 150 over 3 years	<div style="border: 2px solid green; padding: 5px; width: fit-content; margin: auto;"> You could save £ 177 over 3 years </div>
Heating	£ 1,338 over 3 years	£ 1,239 over 3 years	
Hot Water	£ 279 over 3 years	£ 201 over 3 years	
Totals	£ 1,767	£ 1,590	

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: #2e8b57; color: white;">(92 plus) A</td> <td style="background-color: #90ee90;">(81-91) B</td> <td style="background-color: #90ee90;">(69-80) C</td> <td style="background-color: #ffff00;">(55-68) D</td> <td style="background-color: #ffa500;">(39-54) E</td> <td style="background-color: #ff4500;">(21-38) F</td> <td style="background-color: #ff0000;">(1-20) G</td> </tr> <tr> <td colspan="6" style="text-align: center; font-size: x-small;">Not energy efficient - higher running costs</td> </tr> </table>	(92 plus) 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						<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;">70</td> <td style="text-align: center; font-size: 2em;">85</td> </tr> </table>	Current	Potential	70	85	<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	(81-91) B	(69-80) C	(55-68) D	(39-54) E	(21-38) F	(1-20) G													
Not energy efficient - higher running costs																			
Current	Potential																		
70	85																		

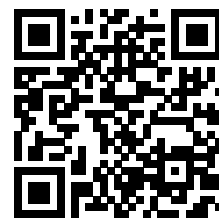
Top actions you can take to save money and make your home more efficient		
Recommended measures	Indicative cost	Typical savings over 3 years
1 Floor insulation (solid floor)	£4,000 - £6,000	£ 99
2 Solar water heating	£4,000 - £6,000	£ 78
3 Solar photovoltaic panels, 2.5 kWp	£5,000 - £8,000	£ 855

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.

Page 1 of 4

MISREPRESENTATION ACT, 1967.

Conditions under which these particulars are issued Housesimple.com for themselves and for the vendors or lessors of this property whose agents they are, give notice- These particulars do not constitute, nor constitute any part of, an offer or contract. All statements contained in these particulars as to this property are made without responsibility on the part of Housesimple.com or the vendors or lessors. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. Any intending purchasers or lessees must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendors or lessors do not make or give, and neither Housesimple.com nor any person in their employment has any authority to make or give, any representations, or warranty whatever in relationship to this property.



To book a viewing scan this code