



Avocet Close, Mexborough, S64

£210,000

Guide Price

Tenure: Freehold, **Bedrooms:** 4

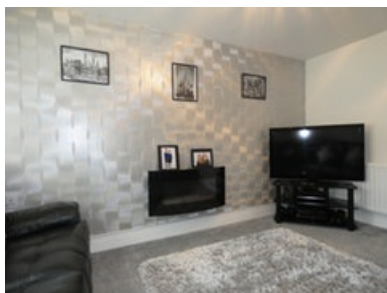
****GUIDE PRICE £215,000 - NO CHAIN**** Set upon his modern development by Avant Homes an immaculately presented and spacious four bedroom detached house with open plan kitchen-diner and separate lounge, ensuite, enclosed low maintenance rear garden, driveway and a garage, V

Key features:

- en-suite
- kitchen-diner
- garage
- well presented throughout
- low maintenance garden
- cul-de-sac position
- popular new development
- kitchen-diner with bifold doors
- No Chain

Extra info:

- **Property Age:** 1 years
- **Council Tax:** Band D (£1618.72 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Garage



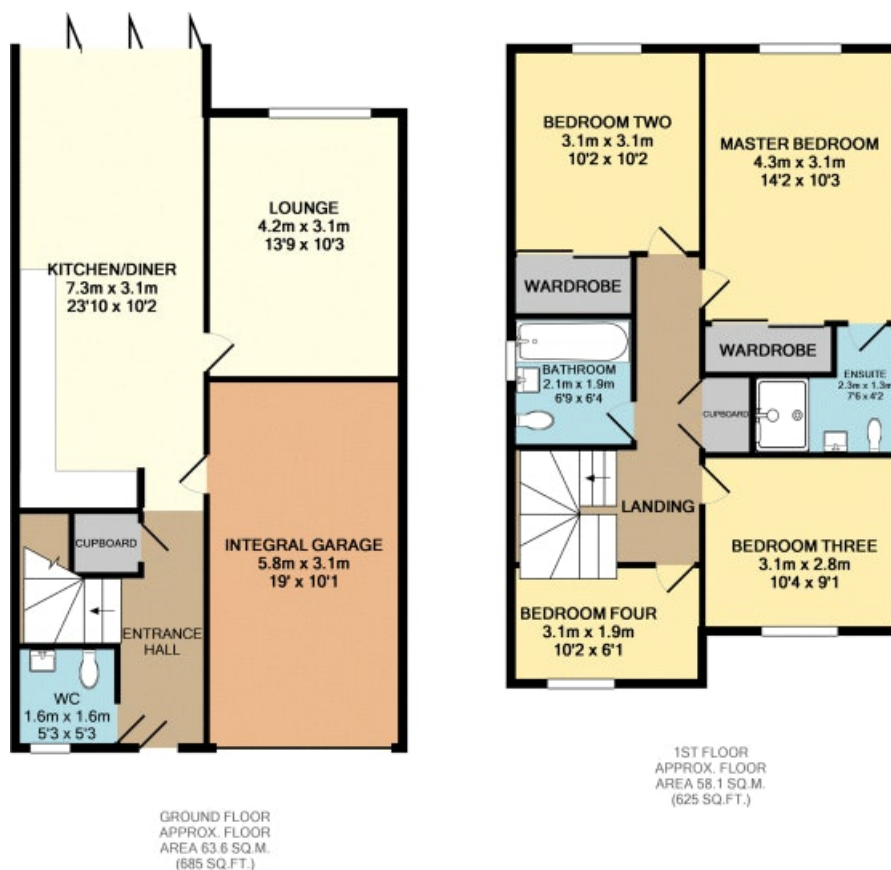
****GUIDE PRICE £210,000 - £220,000 NO CHAIN****

Set upon his modern development by Avant Homes an immaculately presented and spacious four bedroom detached house with open plan kitchen-diner and separate lounge, enclosed low maintenance rear garden, driveway and a garage, Viewing Essential. The property has gas central heating and double glazing and briefly comprises: entrance hall, lounge, downstairs W.C, open plan kitchen-diner with a comprehensive range of contemporary base and wall units with built-in appliances and the room is open plan to the family area with bi-fold doors overlooking the rear garden, first floor landing, master bedroom with en-suite, three further double bedrooms and family bathroom.

Outside to the front of the property is a driveway providing parking and leading to the good sized integral garage and to the rear is a low maintenance enclosed garden with patio area, gravelled areas and a shed.

Conveniently placed for local amenities in Mexborough and ideal for travelling to Rotherham, Doncaster, Barnsley and the Dearne Valley and surrounding areas. Viewing Essential.

Floor plan:



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

10, Avocet Close, MEXBOROUGH, S64 0FJ

Dwelling type: Detached house	Reference number: 9241-3802-7396-9205-4715
Date of assessment: 02 November 2015	Type of assessment: SAP, new dwelling
Date of certificate: 02 November 2015	Total floor area: 109 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:	£ 1,434
Over 3 years you could save	£ 147

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 192 over 3 years	£ 192 over 3 years	
Heating	£ 903 over 3 years	£ 906 over 3 years	
Hot Water	£ 339 over 3 years	£ 189 over 3 years	
Totals	£ 1,434	£ 1,287	

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: #4f81bd; color: white;">(92 plus) A</td> <td style="background-color: #8ebf42; color: white;">(81-91) B</td> <td style="background-color: #c4d600; color: white;">(69-80) C</td> <td style="background-color: #f1c232; color: white;">(55-68) D</td> <td style="background-color: #e69d00; color: white;">(39-54) E</td> <td style="background-color: #cc0000; color: white;">(21-38) F</td> <td style="background-color: #800000; color: white;">(1-20) G</td> </tr> </table> <table border="1" style="width: 100%; border-collapse: collapse; text-align: center; margin-top: 5px;"> <tr> <th style="width: 50%;">Current</th> <th style="width: 50%;">Potential</th> </tr> <tr> <td style="font-size: 2em;">83</td> <td style="font-size: 2em;">93</td> </tr> </table> <p>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	Current	Potential	83	93	<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						
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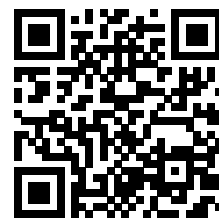
Actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Solar water heating	£4,000 - £6,000	£ 144
2 Solar photovoltaic panels, 2.5 kWp	£5,000 - £8,000	£ 738

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MISREPRESENTATION ACT, 1967.

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