

## Winchester Way, Doncaster, DN5

**£150,000**

Offers Over

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

No Upward Chain. Set in the popular area of Scawsby an immaculately presented three bedroom semi detached house with driveway, garage and rear garden, ideal for first time buyers and families alike. The property has been much improved by the present owner and has the benefit of gas central heating

## Key features:

- garage
- modern fitted kitchen
- modern bathroom
- driveway and garage
- rear garden
- immaculately presented throughout
- downstairs W.C.
- no upward chain

## Extra info:

- **Property Age:** 51 years
- **Council Tax:** Band B (£1259.00 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Garage



No Upward Chain.

Set in the popular residential area of Scawsby within a 10 minute walk of the popular Cusworth country house with café/bistro, microbrewery/pub and museum, and within the catchment area of good local schools, Housesimple has an immaculately presented three bedroom semi-detached house for sale. This property is ideal for first time buyers and families alike.

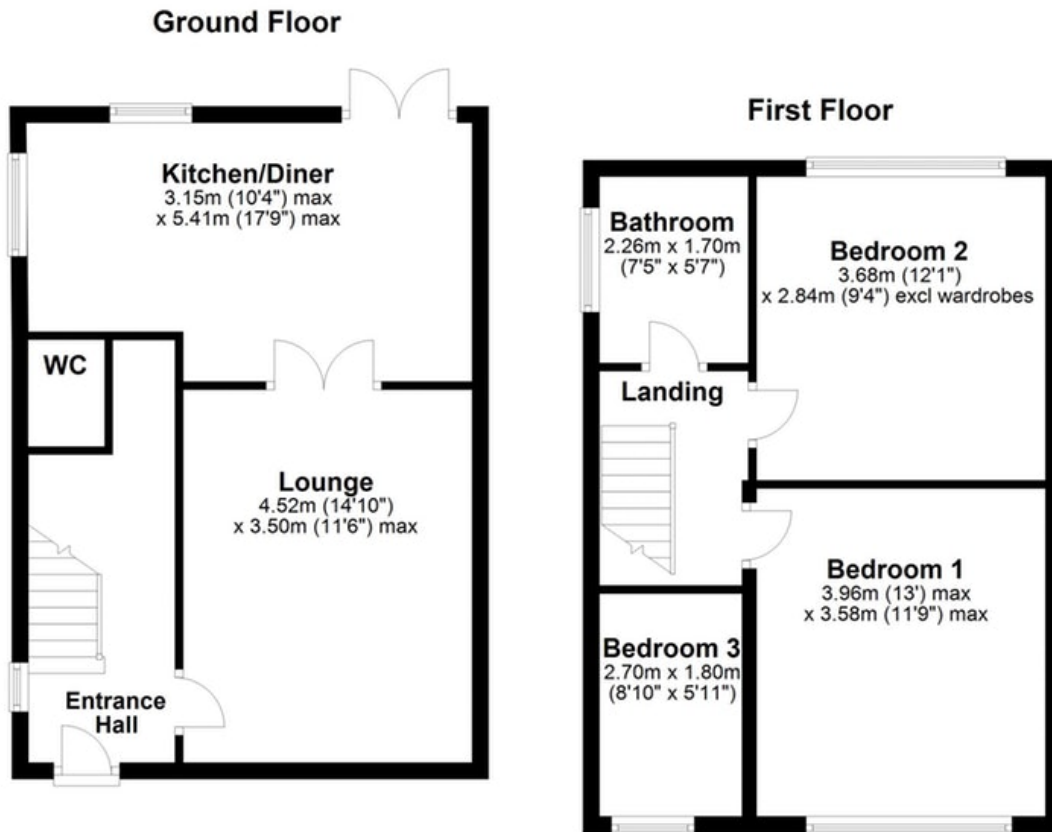
The property has off road parking for up to 3 cars (including garage), a good size garage and ample size rear garden. The property has been much improved by the present owner and has the benefit of condensing combination gas central heating system, downstairs W.C., neutral decor throughout and oak faced internal doors. The accommodation briefly comprises: entrance hall, with slate flooring, downstairs W.C., spacious lounge, open plan kitchen/diner with a comprehensive range of base and wall units, integrated new dishwasher and underfloor heating. French doors from the dining room lead out on to the rear garden which is immediately decked flowed by lawn and a paved area. The first floor comprises of a landing, master bedroom with a walk-in wardrobe, bedroom two has a beautiful feature stone wall and full width sliding door wardrobes, bedroom three has a built in single bed and desk, and finally a modern contemporary bathroom.

Outside to the front of the property is a driveway providing parking space for 2 vehicles and low maintenance garden area. To the rear of the property there is a good size garage and a low maintenance rear garden with lawn, decked area, patio area and metal shed.

Conveniently placed for local shops, schools, amenities, transport links (bus and rail) and within commuting distance of Sheffield (25-30 minutes) and Leeds (35-40 minutes), makes for essential viewing.

Note: The vendor is open to sensible offers for the majority of the existing furniture and white goods, should the new owner want these.

Floor plan:



## Energy Performance Certificate:

**Energy Performance Certificate**

**9, Winchester Way, Scawsby, DONCASTER, DN5 8LN**

|   |   |
|---|---|
| <b>Dwelling type:</b> Semi-detached house | <b>Reference number:</b> 0490-2872-6551-9902-0091   |
| <b>Date of assessment:</b> 02 May 2012    | <b>Type of assessment:</b> RdSAP, existing dwelling |
| <b>Date of certificate:</b> 02 May 2012   | <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>£ 2,757</b> |
| <b>Over 3 years you could save</b>                     | <b>£ 1,023</b> |

| Estimated energy costs of this home |                      |                      |  |
|-------------------------------------|----------------------|----------------------|--|
|                                     | Current costs        | Potential costs      | Potential future savings   |
| <b>Lighting</b>                     | £ 243 over 3 years   | £ 135 over 3 years   | <div style="border: 2px solid green; padding: 5px; display: inline-block;"> <p style="margin: 0;">You could<br/>save £ 1,023<br/>over 3 years</p> </div> |
| <b>Heating</b>                      | £ 1,701 over 3 years | £ 1,380 over 3 years |  |
| <b>Hot Water</b>                    | £ 813 over 3 years   | £ 219 over 3 years   |  |
| <b>Totals</b>                       | <b>£ 2,757</b>       | <b>£ 1,734</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 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: #4f81bd; color: white;">(92 plus) <b>A</b></td></tr> <tr><td style="background-color: #70ad47; color: white;">(81-91) <b>B</b></td></tr> <tr><td style="background-color: #c4e000; color: white;">(69-80) <b>C</b></td></tr> <tr><td style="background-color: #ffc000; color: white;">(55-68) <b>D</b></td></tr> <tr><td style="background-color: #ff6600; color: white;">(39-54) <b>E</b></td></tr> <tr><td style="background-color: #ff3300; color: white;">(21-38) <b>F</b></td></tr> <tr><td style="background-color: #cc0000; color: white;">(1-20) <b>G</b></td></tr> </table> <p style="font-size: x-small;">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> | <table border="1" style="width: 100%; border-collapse: collapse; font-size: x-small;"> <tr><th>Current</th><th>Potential</th></tr> <tr><td style="text-align: center;">57</td><td style="text-align: center;">83</td></tr> </table> | Current | Potential | 57 | 83 | <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>  |                    |                  |                  |                  |                  |                  |                 |   |         |           |    |    |  |
| Current  | Potential          |                  |                  |                  |                  |                  |                 |   |         |           |    |    |  |
| 57   | 83                 |                  |                  |                  |                  |                  |                 |   |         |           |    |    |  |

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

| Recommended measures                        | Indicative cost | Typical savings over 3 years |
|---|-----------------|------------------------------|
| 1 Increase hot water cylinder insulation    | £15 - £30       | £ 120                        |
| 2 Low energy lighting for all fixed outlets | £35             | £ 87                         |
| 3 Hot water cylinder thermostat             | £200 - £400     | £ 102                        |

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.

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

To view this property call Housesimple on 0333 103 8390 or visit [housesimple.com/property/view/117318](http://housesimple.com/property/view/117318)