



Mere Lane, Armthorpe, Doncaster, DN3

£120,000

Offers in Region of

Tenure: Freehold, **Bedrooms:** 3

HouseSimple are pleased to offer to the market this wonderful 3 bedroom family home. Recently redecorated, new kitchen and sits on a generous corner plot offering gardens to front, side and rear. There is also off street parking and detached garage to the rear. Viewing is highly recommended to appre

Key features:

- no chain
- recently fitted kitchen
- Decorated to high standard
- Detached garage
- off street parking
- gardens to front side and rear
- sun room

Extra info:

- **Property Age:** 80 years
- **Council Tax:** Band A (£1117.81 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Garage



Housesimple are pleased to offer to the market this wonderful 3 bedroom family home. Recently redecorated, new kitchen and sits on a generous corner plot offering gardens to front, side and rear. There is also off street parking and detached garage to the rear. Viewing is highly recommended to appreciate what this property has to offer.

The property briefly comprises on the ground; spacious entrance hall, family bathroom, kitchen with fitted units, large living room and sun room offering access to enclosed rear garden. Stairs from the hallway rise to the first floor landing offering 3 good sized bedrooms.

Ground Floor

Living Room 4.90m (16'1") x 3.34m (10'11")

Bay window to side, fireplace, double radiator, fitted carpet, door to:

Hall

Storage cupboard, tiled flooring, folding door, open plan, door to:

Kitchen 3.30m (10'10") x 3.00m (9'10")

Refitted with a matching range of base and eye level units, plumbing for washing machine, space for fridge/freezer, gas and electric points for cooker, window to side, tiled flooring, open plan, door to:

Bathroom

Fitted with three piece suite comprising bath, wash hand basin and close coupled WC, window to front, heated towel rail, tiled flooring, door to:

Entrance Hall

Laminate flooring, stairs, door to:

Sun Room

Two windows to side, double radiator, laminate flooring, double door.

First Floor

Bedroom 1 4.90m (16'1") x 3.34m (10'11")

Window to side, Storage cupboard, double radiator, fitted carpet, door to:

Bedroom 2 3.29m (10'9") x 2.43m (8')

Window to front, Storage cupboard, radiator, fitted carpet, folding door, door to:

Bedroom 3 2.40m (7'10") x 2.37m (7'9")

Window to side, radiator, door to:

Landing

Fitted carpet.

Floor plan:



Total area: approx. 87.4 sq. metres (940.5 sq. feet)

Energy Performance Certificate:

Energy Performance Certificate

12, Mere Lane, Armthorpe, DONCASTER, DN3 2DF

Dwelling type: Semi-detached house	Reference number: 8451-7523-6170-5532-8996
Date of assessment: 12 July 2019	Type of assessment: RdSAP, existing dwelling
Date of certificate: 13 July 2019	Total floor area: 87 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:	£ 2,670
Over 3 years you could save	£ 438

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 294 over 3 years	£ 195 over 3 years	<div style="background-color: #4caf50; color: white; padding: 10px; border-radius: 50%; display: inline-block;"> You could save £ 438 over 3 years </div>
Heating	£ 2,076 over 3 years	£ 1,830 over 3 years	
Hot Water	£ 300 over 3 years	£ 207 over 3 years	
Totals	£ 2,670	£ 2,232	

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

	Current	Potential	
	63	73	<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>

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

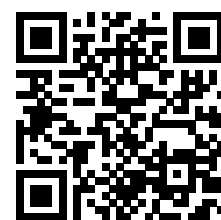
Recommended measures	Indicative cost	Typical savings over 3 years
1 Floor insulation (suspended floor)	£800 - £1,200	£ 156
2 Low energy lighting for all fixed outlets	£25	£ 84
3 Heating controls (thermostatic radiator valves)	£350 - £450	£ 105

See page 3 for a full list of recommendations for this property.

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.

MISREPRESENTATION ACT, 1967.

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