



Parklands Close, Doncaster, DN11

£240,000

Guide Price

Tenure: Freehold, Bedrooms: 3

GUIDE PRICE £240,000 - £250,000. HouseSimple is pleased to present this property in Doncaster.

Key features:

- No upward chain
- double garage with electric doors
- Quiet cul de sac
- Easy access to A638 M18 & A1
- double bedrooms
- Spacious lounge/diner
- sun room
- en suite bathroom

Extra info:

- **Property Age:** 31 years
- **Council Tax:** Band A (£1308.00 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Garage



GUIDE PRICE £240,000 - £250,000

THREE DOUBLE BEDROOMSSPACIOUS LOUNGE/DINER***SUN ROOM***DOUBLE GARAGE***NO UPWARD CHAIN***

We are delighted to offer for sale this spacious three bedroom detached garage situated in a quiet cul de sac with NO UPWARD CHAIN! This property is ideal for those looking for somewhere to make their own.

The property comprises of entrance hall which gives access to a spacious lounge/diner, kitchen, sun room, three double bedrooms with the master benefiting from from an en-suite, there is also a family bathroom with overhead shower.

To the rear there is a generous enclosed garden with ample parking to the front double garage with electric doors and driveway.

Early viewing is essential to to avoid missing on this superb home!

Floor plan:**Floor Plan**

Floor area 138.0 sq. m. (1,485 sq. ft.) approx

Total floor area 138.0 sq. m. (1,485 sq. ft.) approx

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

Energy Performance Certificate:

Energy Performance Certificate

10, Parklands Close, Rossington, DONCASTER, DN11 0BH

Dwelling type: Detached bungalow	Reference number: 2798-4095-7268-6361-2984
Date of assessment: 21 August 2019	Type of assessment: RdSAP, existing dwelling
Date of certificate: 21 August 2019	Total floor area: 93 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:	£ 3,300
Over 3 years you could save	£ 1,230

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 237 over 3 years	£ 237 over 3 years	<div style="border: 2px solid green; padding: 5px; color: green; font-weight: bold;"> You could save £ 1,230 over 3 years </div>
Heating	£ 2,355 over 3 years	£ 1,614 over 3 years	
Hot Water	£ 708 over 3 years	£ 219 over 3 years	
Totals	£ 3,300	£ 2,070	

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: #c4e000; color: white;">(69-80) C</td> <td style="background-color: #f1c232; color: white;">(55-68) D</td> <td style="background-color: #e377c2; color: white;">(39-54) E</td> <td style="background-color: #e31a1c; color: white;">(21-38) F</td> <td style="background-color: #800000; color: white;">(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> <table border="1" style="width: 100%; border-collapse: collapse; text-align: center;"> <tr> <th style="background-color: #d9e1f2;">Current</th> <th style="background-color: #d9e1f2;">Potential</th> </tr> <tr> <td style="font-size: 2em; font-weight: bold;">57</td> <td style="font-size: 2em; font-weight: bold;">82</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						Current	Potential	57	82	<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																	
57	82																	

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	£ 345
2 Add additional 80 mm jacket to hot water cylinder	£15 - £30	£ 39
3 Hot water cylinder thermostat	£200 - £400	£ 213

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.

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MISREPRESENTATION ACT, 1967.

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