



Bridge Road, Gainsborough, DN21

£80,000

None

Tenure: Freehold, **Bedrooms:** 2

Fantastically located home close by to Gainsborough town centre and within a short driving distance of the A631, as well as offering links to National Rail services providing access to Lincoln & Sheffield. This would make an ideal first home at a fantastic price!

Key features:

- INTERNAL VIEWING HIGHLY RECOMMENDED
- MOTIVATED VENDOR
- CENTRAL LOCATION
- IDEAL FOR FIRST TIME BUYERS
- MODERN FITTED KITCHEN
- DRIVEWAY

Extra info:

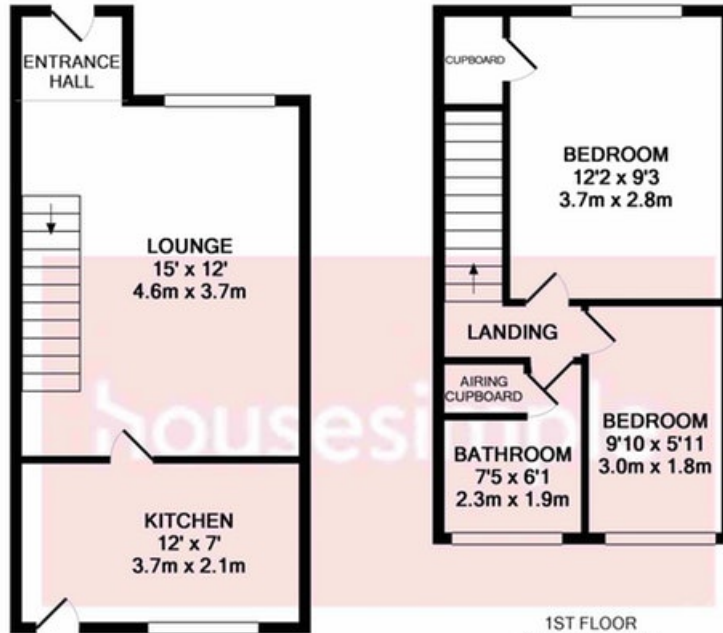
- **Property Age:** 29 years
- **Council Tax:** Band A (£110.00 per-month)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Off Street Parking



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Set over two floors the property offers two well proportioned bedrooms, modern fitted kitchen, a spacious lounge, aswell as a fitted bathroom suite and provides double glazing throughout. Externanally there is a genreously sized driveway and low maintenance gardens.

Floor plan:



GROUND FLOOR
APPROX. FLOOR
AREA 283 SQ.FT.
(26.2 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 265 SQ.FT.
(24.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 548 SQ.FT. (50.9 SQ.M.)

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

3, Bridge Road
GAINSBOROUGH
DN21 1JU

Dwelling type: Mid-terrace house
Date of assessment: 23 June 2011
Date of certificate: 23 June 2011
Reference number: 8101-0577-9829-2926-3693
Type of assessment: RdSAP, existing dwelling
Total floor area: 56 m²

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.

Energy Efficiency Rating

	Current	Potential
(92 plus) A		
(81 - 91) B		
(69 - 80) C		
(54 - 68) D		
(39 - 53) E	60	73
(21 - 38) F		
(1 - 20) G		

Very energy efficient - lower running costs

Not energy efficient - higher running costs

England & Wales EU Directive 2002/91/EC

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating, the more energy efficient the home is and the lower the fuel bills are likely to be.

Environmental Impact (CO₂) Rating

	Current	Potential
(92 plus) A		
(81 - 91) B		
(69 - 80) C		
(54 - 68) D		
(39 - 53) E	59	75
(21 - 38) F		
(1 - 20) G		

Very environmentally friendly - lower CO₂ emissions

Not environmentally friendly - higher CO₂ emissions

England & Wales EU Directive 2002/91/EC

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating, the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	288 kWh/m ² per year	175 kWh/m ² per year
Carbon dioxide emissions	3.1 tonnes per year	1.9 tonnes per year
Lighting	£46 per year	£31 per year
Heating	£423 per year	£319 per year
Hot water	£179 per year	£90 per year

You could save up to £209 per year

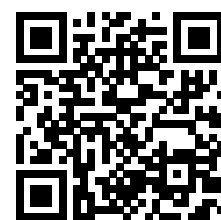
The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperature, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc.; nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.

Remember to look for the Energy Saving Trust Recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market.

This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.

MISREPRESENTATION ACT, 1967.

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