



## Winchester Way, Doncaster, DN5

**£140,000**

Offers Over

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

Set upon a cul-de-sac in the popular area of Scawsby, a well presented and deceptively spacious three bedroom semi detached house with driveway and garage, ideal for first time buyers. The property has the benefit of gas central heating and double glazing and briefly comprises: entrance hall, g

## Key features:

- garage
- spacious lounge-diner
- ideal for first time buyers
- fitted kitchen
- gardens front and rear
- cul-de-sac position
- popular area
- viewing essential

## Extra info:

- **Property Age:** 50 years
- **Council Tax:** Band B (£1294.47 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Garage

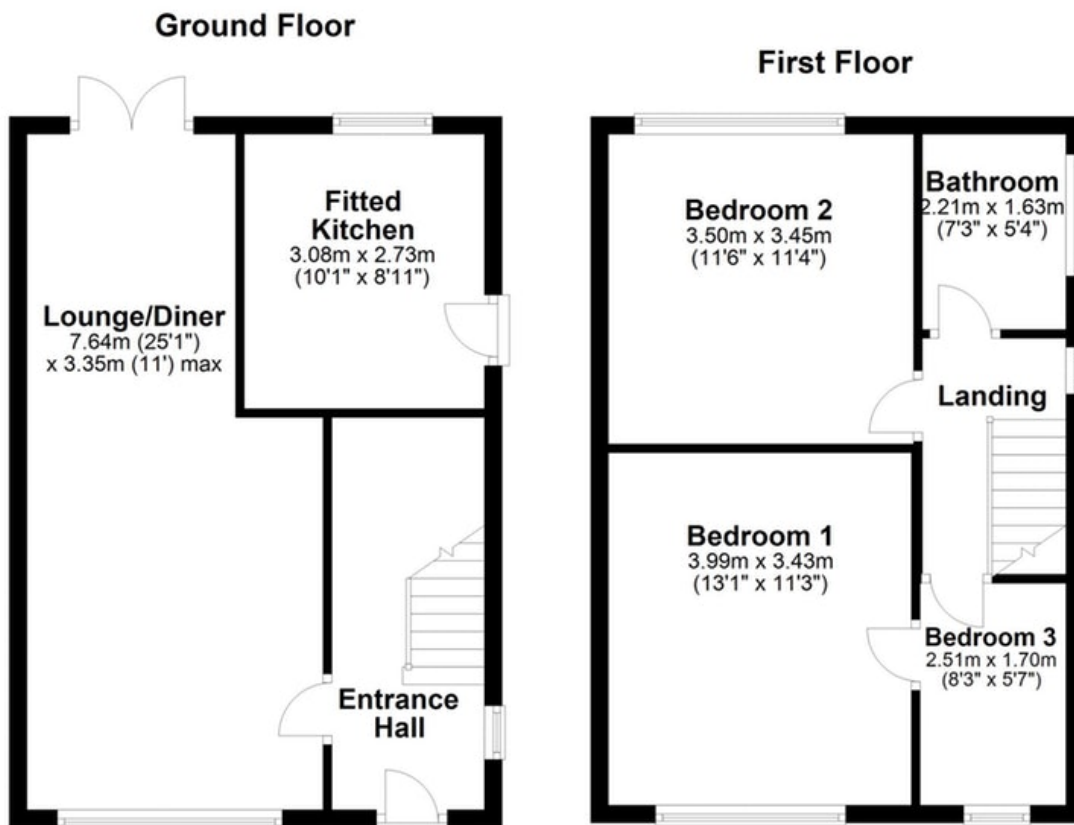


Set upon a cul-de-sac in the popular area of Scawsby, a well presented and deceptively spacious three bedroom semi detached house with driveway and garage, ideal for first time buyers. The property has the benefit of gas central heating and double glazing and briefly comprises: entrance hall, good sized lounge- diner with French doors to the rear garden, fitted kitchen with a range of base and wall units, first floor landing, three bedrooms and modern family bathroom.

Outside to the front of the property is a lawned garden with walling and tree and a driveway leads to the detached garage and to the rear is an enclosed triangular shaped garden with lawn and patio area.

Conveniently placed for local shops, schools and amenities and with Cusworth Hall within walking distance and with good road links for travelling to Doncaster and the surrounding areas. Viewing Essential.

Floor plan:



## Energy Performance Certificate:

Energy Performance Certificate

59, Winchester Way  
Scawsby  
DONCASTER  
DN5 8LQ

Dwelling type: Semi-detached house  
Date of assessment: 17 November 2011  
Date of certificate: 22 November 2011  
Reference number: 9653-2892-6896-9829-8281  
Type of assessment: RdSAP: existing dwelling  
Total floor area: 85 m<sup>2</sup>

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 (CO<sub>2</sub>) emissions.

### Energy Efficiency Rating

Very energy efficient - lower running costs	Current	Potential
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	67	73
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

### Environmental Impact (CO<sub>2</sub>) Rating

Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	65	73
(39-54) <b>E</b>		
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(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

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.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

**Estimated energy use, carbon dioxide (CO<sub>2</sub>) emissions and fuel costs of this home**

	Current	Potential
Energy use	207 kWh/m <sup>2</sup> per year	160 kWh/m <sup>2</sup> per year
Carbon dioxide emissions	3.4 tonnes per year	2.6 tonnes per year
Lighting	£68 per year	£45 per year
Heating	£554 per year	£447 per year
Hot water	£95 per year	£87 per year

You could save up to £139 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 temperatures, 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.

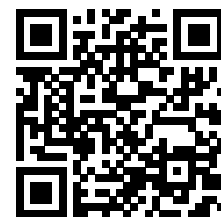
Remember to look for the Energy Saving Trust Recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market.

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.

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### MISREPRESENTATION ACT, 1967.

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