



Ridgewood Avenue, Edenthorpe, Doncaster, DN3

£160,000

Or Nearest Offer

Tenure: Freehold, **Bedrooms:** 3

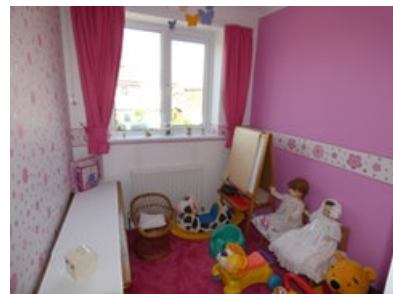
Located in the very popular village of Edenthorpe is this well presented and extended Semi Detached House. The property is situated close to a wide range of local amenities, Hungerhill School and is less than three miles to the m18 motorway. There is an inviting entrance hall, spacious and light

Key features:

- Extended Semi Detached House
- Three Good Sized Bedrooms
- Spacious Lounge / Dining Room
- Kitchen with Utility Room
- Drive & Garage
- Southerly Facing Rear Garden
- Popular Suburb
- Great Location

Extra info:

- **Property Age:** 59 years
- **Council Tax:** Band B (£1281.00 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Garage



Located in the very popular village of Edenthorpe is this well presented and extended Semi Detached House. The property is situated close to a wide range of local amenities, Hungerhill School and is less than three miles to the m18 motorway. There is an inviting entrance hall, spacious and light lounge / dining room, pleasant kitchen / breakfast room and a useful utility room. The first floor has three good sized bedrooms and the family bathroom. Outside the front is paved leading to the sizeable garage and there is a good sized southerly facing garden which is mostly lawned. An ideal home for a young couple or growing family in a great location.

Floor plan:



Energy Performance Certificate:

Energy Performance Certificate

70, Ridgewood Avenue, Edenthorpe, DONCASTER, DN3 2JN

Dwelling type: Semi-detached house **Reference number:** 8306-1571-2829-3827-9943
Date of assessment: 23 January 2014 **Type of assessment:** RdSAP, existing dwelling
Date of certificate: 25 January 2014 **Total floor area:** 92 m²

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:	£ 3,354
Over 3 years you could save	£ 1,278

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 267 over 3 years	£ 162 over 3 years	
Heating	£ 2,751 over 3 years	£ 1,701 over 3 years	
Hot Water	£ 336 over 3 years	£ 213 over 3 years	
Totals	£ 3,354	£ 2,076	

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> <p>Not energy efficient - higher running costs</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th>Current</th> <th>Potential</th> </tr> <tr> <td style="text-align: center;">60</td> <td style="text-align: center;">82</td> </tr> </table>	Current	Potential	60	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>
Current	Potential					
60	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 Cavity wall insulation	£500 - £1,500	£ 531
2 Internal or external wall insulation	£4,000 - £14,000	£ 201
3 Floor Insulation	£800 - £1,200	£ 201

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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