



Cheviot Drive, Scawthorpe, Doncaster, DN5

£105,000
Or Nearest Offer

Tenure: Freehold, **Bedrooms:** 3

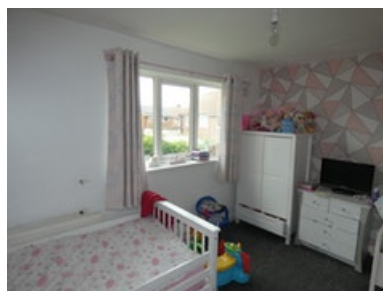
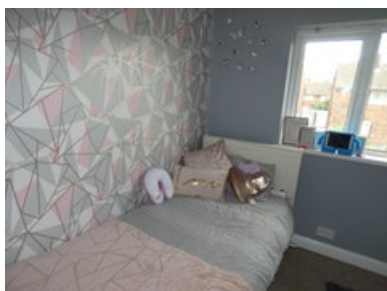
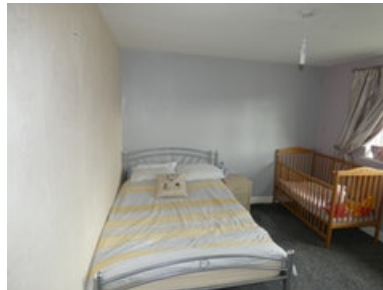
RECENTLY REDUCED this well presented semi-detached 3 bed WITH TENANT IN SITU offering NO ONWARD CHAIN no offers SPACE & VALUE FOR MONEY ALL UNDER ONE ROOF!

Key features:

- Well Presented Semi Detached
- Large Corner Plot
- Three Bedrooms
- Spacious Lounge
- Sizeable Kitchen / Dining Room
- Quiet Cel de Sac
- Sitting Tenant if Required
- MOTIVATED VENDOR
- RECENTLY REDUCED
- INTERNAL VIEWING HIGHLY RECOMMENDED
- NO ONWARD CHAIN
- TENANT IN SITU
- INVESTMENT PURCHASE

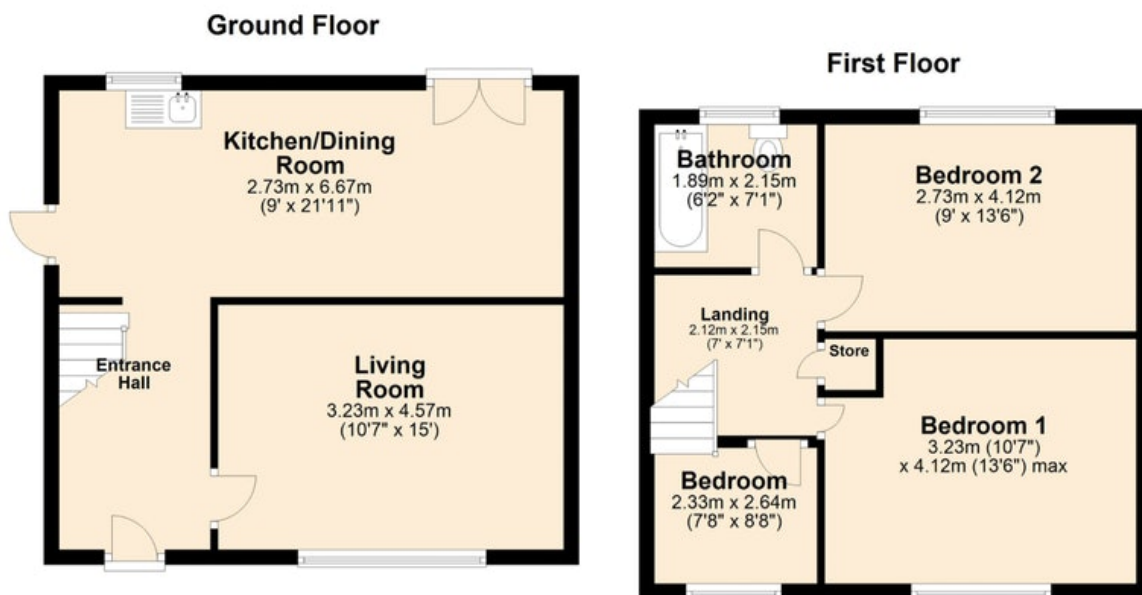
Extra info:

- **Property Age:** 65 years
- **Council Tax:** Band A (£1098.00 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Off Street Parking



****TENANT IN SITU - PERFECT INVESTMENT PURCHASE**

The property is in a quiet cul de sac but only a stroll to a wide range of local amenities and transport links and is only three miles to the A1 and Doncaster Town Centre. There is a sizeable hallway, spacious lounge and a good sized kitchen dining room. The first floor has three good sized bedrooms and a family bathroom. The front of the property has gated access allowing off road parking and there are front side and rear lawned gardens which offers any potential buyer scope to extend subject to planning. The property is currently tenanted and can be sold with the tenant in place making this an ideal property for an investor.

Floor plan:

Energy Performance Certificate:

Energy Performance Certificate

17, Cheviot Drive
DONCASTER
DN5 9PF

Dwelling type: Semi-detached house
Date of assessment: 22 April 2010
Date of certificate: 22-Apr-2010
Reference number: 0760-2842-6148-9920-7371
Type of assessment: RdSAP, existing dwelling
Total floor area: 76 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

Very energy efficient - lower running costs	Current	Potential
(92 plus) A		
(81 - 91) B		
(69 - 80) C		
(54 - 68) D	68	77
(39 - 53) E		
(21 - 38) F		
(1 - 20) G		
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

Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A		
(81 - 91) B		
(69 - 80) C		
(54 - 68) D	63	73
(39 - 53) E		
(21 - 38) F		
(1 - 20) G		
Not environmentally friendly - higher CO ₂ 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	261 kWh/m ² per year	190 kWh/m ² per year
Carbon dioxide emissions	3.3 tonnes per year	2.4 tonnes per year
Lighting	£56 per year	£39 per year
Heating	£482 per year	£383 per year
Hot water	£129 per year	£93 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.

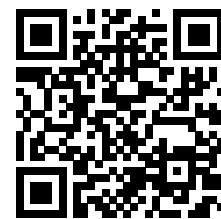
To see how this home can achieve its potential rating please see the recommended measures.

Remember to look for the energy saving 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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