



Sherburn Crescent, Scunthorpe, DN15

£150,000

Offers in Region of

Tenure: Freehold, **Bedrooms:** 3

A fantastic opportunity to purchase a modern styled home that has been kept to the highest standards by the current owners and located in a well-regarded location in Scunthorpe, close to local schools, transport links, shopping facilities, and amenities. This property is an ideal family home or for

Key features:

- Modern Bathroom
- 2 Reception Rooms
- Off Road Parking
- Modern Kitchen
- Spacious Rooms

Extra info:

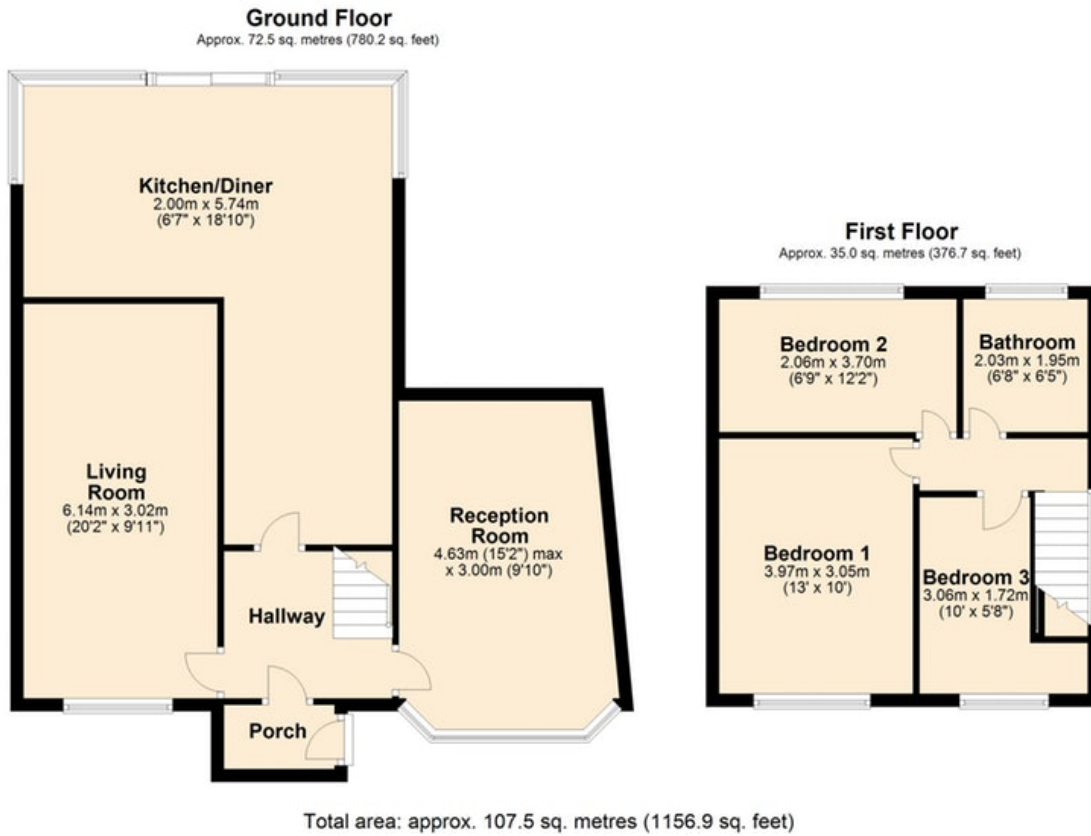
- **Property Age:** 73 years
- **Council Tax:** Band B (£1408.00 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Off Street Parking



A fantastic opportunity to purchase a modern styled home that has been kept to the highest standards by the current owners and located in a well-regarded location in Scunthorpe, close to local schools, transport links, shopping facilities, and amenities. This property is an ideal family home or for a first-time buyer with its spacious rooms, modern bathroom, and modern kitchen, a second reception currently being used as a fourth bedroom and with an enclosed rear garden which is mainly laid to lawn, low maintenance and private. There is nothing to do other than move straight in, with a fully fitted kitchen, including integrated oven and dishwasher, space for a dining table in the kitchen/diner, whilst also benefitting from uPVC double glazing and gas central heating.

The home also has space for off-road parking with your own driveway which can allocate 2 cars if needed.

Floor plan:



Energy Performance Certificate:

Energy Performance Certificate
 HM Government

43, Sherburn Crescent, SCUNTHORPE, DN15 8BY

Dwelling type: Semi-detached house **Reference number:** 0362-2860-7510-9721-5951
Date of assessment: 20 September 2019 **Type of assessment:** RdSAP, existing dwelling
Date of certificate: 20 September 2019 **Total floor area:** 104 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:	£ 4,023
Over 3 years you could save	£ 1,443

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 219 over 3 years	£ 219 over 3 years	<div style="background-color: #4caf50; color: white; padding: 10px; border-radius: 50%; display: inline-block;"> You could save £ 1,443 over 3 years </div>
Heating	£ 3,201 over 3 years	£ 2,139 over 3 years	
Hot Water	£ 603 over 3 years	£ 222 over 3 years	
Totals	£ 4,023	£ 2,580	

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

	Current	Potential
	52	78

The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be. The potential rating shows the effect of undertaking the recommendations on page 3. The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60). 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.

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	£ 141
2 Floor insulation (solid floor)	£4,000 - £6,000	£ 84
3 Heating controls (room thermostat and TRVs)	£350 - £450	£ 369

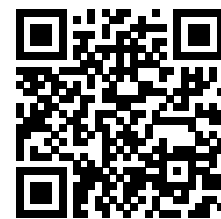
See page 3 for a full list of recommendations for this property.

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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