



Norman Crescent, Doncaster, DN5

£130,000

Offers in Region of

Tenure: Freehold, **Bedrooms:** 3

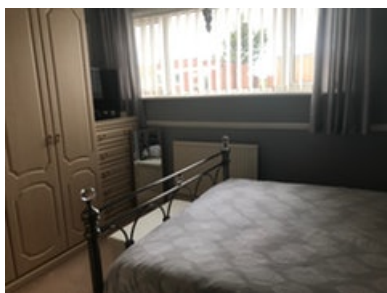
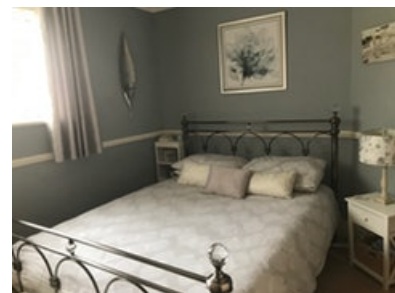
*** IMMACULATE THREE BED SEMI DETACHED *** We are delighted to bring to the market this beautiful family home situated in the popular location of Scawsby. If you are looking for your next family home then look no further. This property is something special with its original fire place which makes

Key features:

- Off Street Parking
- Conservatory
- Quiet Location
- Well Maintained Gardens
- Stunning Unique Fireplace

Extra info:

- **Property Age:** 60 years
- **Council Tax:** Band A (£1079.14 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Off Street Parking



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We are delighted to bring to the market this beautiful family home situated in the popular location of Scawsby.

If you are looking for your next family home then look no further.

This property is something special with its original fire place which makes this property stand out from others.

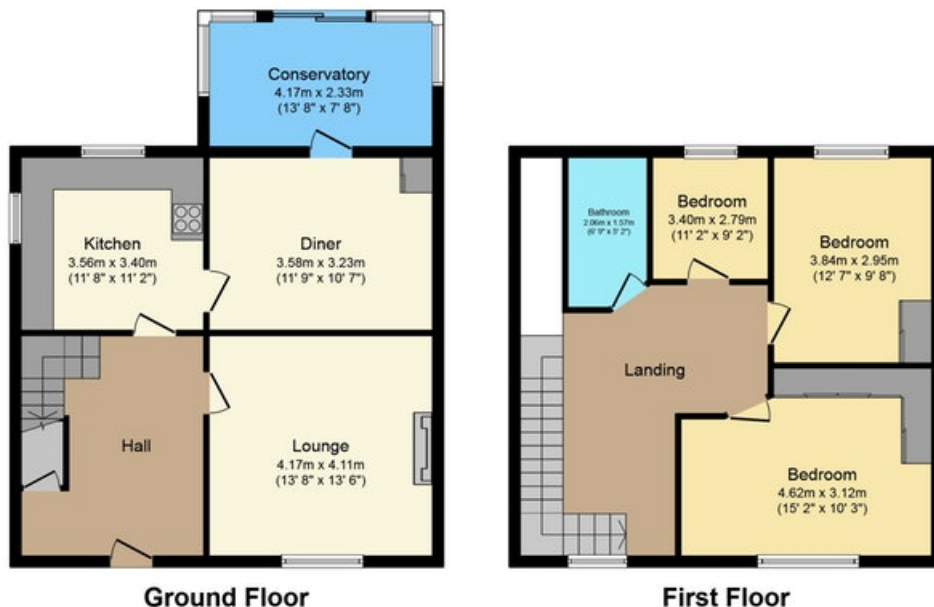
Through the spacious entrance hall is Living room with large windows to the front.

The kitchen leads you through to the separate dining area.

The conservatory is great area for third reception room with patio doors leading out to the beautiful well maintained gardens.

To the first floor is three piece family bathroom and three double size bedrooms with the master having built in wardrobes.

This is the perfect family home, do not miss out on securing a viewing today!!

Floor plan:

Total floor area 125.0 sq. m. (1,345 sq. ft.) approx

Whilst every attempt has been made to ensure the accuracy of this floor plan, all measurements are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Specifically no guarantee is given on the total square footage of the property if shown on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.
Plan produced for Purple Bricks. Powered by PropertyBOX

Energy Performance Certificate:

Energy Performance Certificate

59, Norman Crescent, DONCASTER, DN5 8RX

Dwelling type: Semi-detached house	Reference number: 8990-7527-6310-7991-8202
Date of assessment: 09 March 2020	Type of assessment: RdSAP, existing dwelling
Date of certificate: 09 March 2020	Total floor area: 91 m ²

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:	£ 2,937
Over 3 years you could save	£ 1,062

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 228 over 3 years	£ 228 over 3 years	<div style="border: 2px solid green; padding: 5px; display: inline-block;"> <p style="margin: 0;">You could save £ 1,062 over 3 years</p> </div>
Heating	£ 2,397 over 3 years	£ 1,419 over 3 years	
Hot Water	£ 312 over 3 years	£ 228 over 3 years	
Totals	£ 2,937	£ 1,875	

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

Very energy efficient - lower running costs	Current	Potential
(92 plus) A	61	85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

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 Flat roof or sloping ceiling insulation	£850 - £1,500	£ 492
2 Cavity wall insulation	£500 - £1,500	£ 375
3 Floor insulation (suspended floor)	£800 - £1,200	£ 111

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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