



Sunningdale Way, Gainsborough, DN21

£110,000

Offers in Region of

Tenure: Freehold, **Bedrooms:** 2

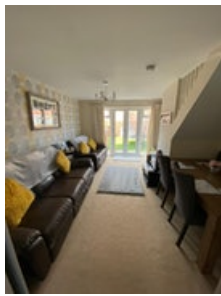
A very well presented two bedroom semi-detached house located in a desirable residential area. Excellent for any first-time buyer or small family with easy access to local amenities, leisure centre and Gainsborough Golf Club. The accommodation comprises of modern breakfast kitchen, utili

Key features:

- Well presented
- Driveway Parking
- Two Double Bedrooms
- Modern throughout
- Downstairs WC/Utility Room
- Sought after location
- Close to local amenities

Extra info:

- **Property Age:** 7 years
- **Council Tax:** Band A (£1164.83 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Off Street Parking



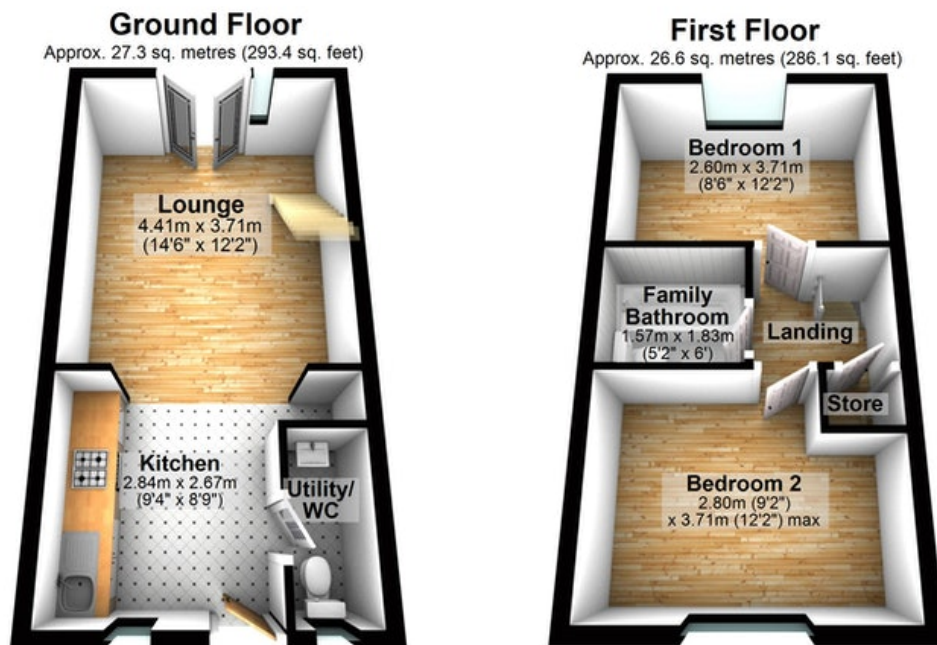
A very well presented two bedroom semi-detached house located in a desirable residential area. Excellent for any first-time buyer or small family with easy access to local amenities, leisure centre and Gainsborough Golf Club.

The accommodation comprises of modern breakfast kitchen, utility with WC and lounge with French doors to the rear garden. The first-floor offers two double bedrooms and a family bathroom. The property benefits from gas central heating and double glazing. Externally there is an enclosed rear garden and off-road parking to the front.

Gainsborough is an attractive town situated on the eastern banks of the River Trent. The town has lots to offer such as the Old Hall and Marshall's yard which now offers a large retail complex adding to the local amenities already in place. The property is located within walking distance to the prestigious Queen Elizabeths High School and Morton Primary School. It is ideally located for professionals working in Gainsborough, Lincoln, Sheffield, Doncaster and surrounding areas. With superfast broadband and connections to London on East Coast Rail from Newark and Retford taking approximately less than two hours door-to-door, the property would also suit those who can work flexibly between home and the capital. The Robin Hood International Airport is only a short drive away and the A1 and motorway network is easily accessed at Newark or Retford.

A viewing is strongly recommended to appreciate this beautiful home. Call Housesimple now!

Floor plan:



Total area: approx. 53.8 sq. metres (579.5 sq. feet)

Energy Performance Certificate:

Energy Performance Certificate

86, Sunningdale Way, GAINSBOROUGH, DN21 1JE

Dwelling type: Semi-detached house	Reference number: 7608-3929-7390-1857-7950
Date of assessment: 30 October 2013	Type of assessment: SAP, new dwelling
Date of certificate: 30 October 2013	Total floor area: 56 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:	£ 1,266
Over 3 years you could save	£ 129

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 174 over 3 years	£ 111 over 3 years	<div style="background-color: #4caf50; color: white; padding: 10px; border-radius: 50%; display: inline-block;"> You could save £ 129 over 3 years </div>
Heating	£ 858 over 3 years	£ 867 over 3 years	
Hot Water	£ 234 over 3 years	£ 159 over 3 years	
Totals	£ 1,266	£ 1,137	

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

	<table border="1" style="margin: auto;"> <tr> <th>Current</th> <th>Potential</th> </tr> <tr> <td style="text-align: center;">76</td> <td style="text-align: center;">93</td> </tr> </table>	Current	Potential	76	93
Current	Potential				
76	93				

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.

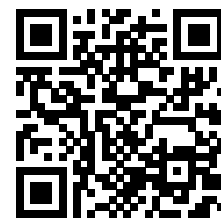
Actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Low energy lighting for all fixed outlets	£20	£ 54
2 Solar water heating	£4,000 - £8,000	£ 75
3 Solar photovoltaic panels, 2.5 kWp	£9,000 - £14,000	£ 699

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

MISREPRESENTATION ACT, 1967.

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