

# BURGIN ATKINSON

& C O M P A N Y

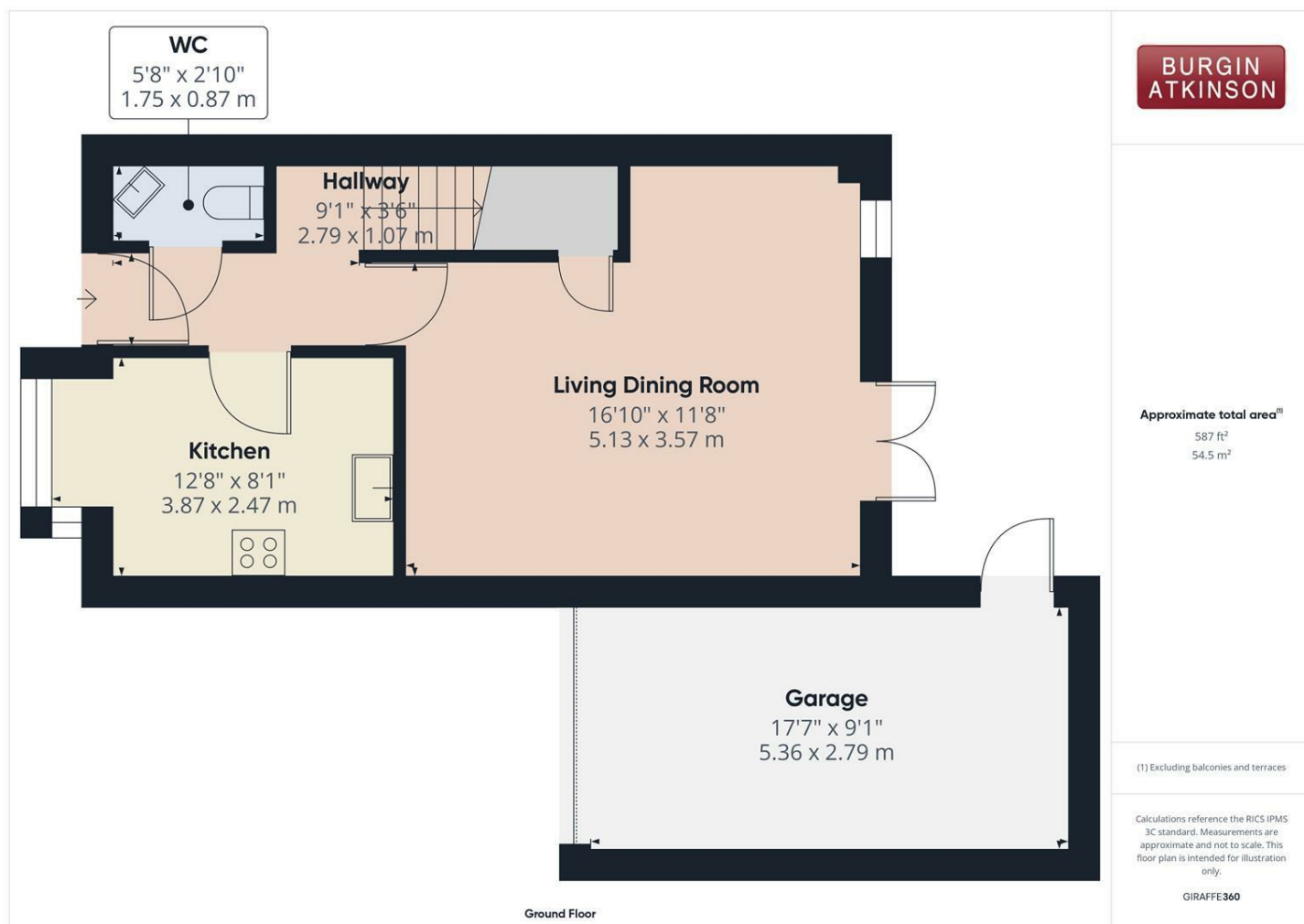


62 The Avenue, Gainsborough, DN21 1EH

4 BEDROOM SEMI DETACHED HOME SET OVER THREE STOREYS - WELL PRESENTED THROUGHOUT - SPACIOUS LOUNGE DINER - EN SUITE TO PRIMARY BEDROOM WITH DRESSING AREA - ENCLOSED REAR GARDEN - OFF STREET PARKING + SINGLE GARAGE - IDEAL LOCATION

- 4 Bedroom Semi Detached Home Set Over Three Floors
- Spacious Lounge Diner
- En-Suite to Primary Bedroom with Dressing Area
- Ideal Location
- Enclosed Rea Garden
- Off Street Parking + Single Garage
- Well Presented Throughout
- EPC - TBC

**£185,000**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	