

3 Bedroom(s), Detached House, Freehold

Pheasant Bank, Rossington.



- 3D Virtual Tour Available
- Three Bedrooms
- Conservatory
- Rear Enclosed Garden
- No Chain

- Detached Family Home
- Open Plan Lounge Dining Room
- Kitchen And Utility Room
- Integral Garage And Driveway Allowing For Multiple Cars To Park
- Shower Room

**Offers Over
£210,000
Reduced**

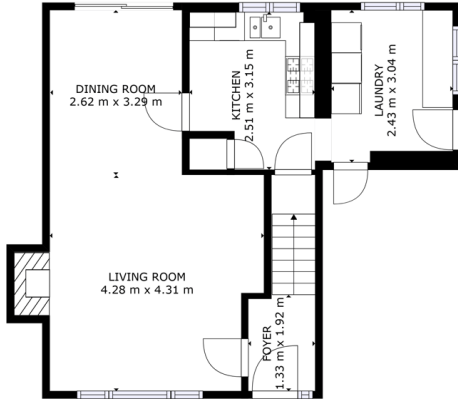
Book your viewing today Tel: 01302 247754

Owner's View

3D Virtual Tour Available- Take a closer, more detailed look around via our 3D Virtual Tour! Don't forget that you can also check availability for viewings online via a visit to our website... This lovely detached family home can be found in the popular location of Rossington. The plot was selected before any of the other houses had been built, the position had views across the open fields, it was named Fairview.

Ground Floor

Floor Plan



FLOOR 1

GROSS INTERNAL AREA:
FLOOR 1: 40.10 SQ. METRES
FLOOR 2: 40.10 SQ. METRES
TOTAL: 80.20 SQ. METRES

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Utility Room



Open Plan Lounge And Dining Room



Kitchen



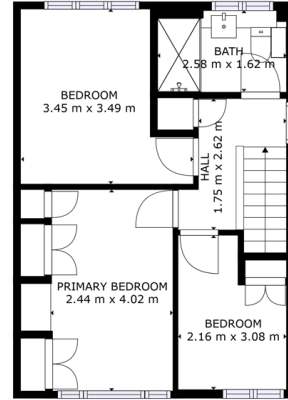


Conservatory



First Floor

Floor Plan



FLOOR 2
GROSS INTERNAL AREA
FLOOR 1: 69 SQ M FLOOR 2: 40 SQ M
TOTAL: 109 SQ M
(SEEK ADVICE CONSIDERING THE APPROXIMATE ACTUAL AREA)



First Bedroom



Second Bedroom



Third Bedroom



Shower Room



External

Front Aspect



Rear Garden



Property Information

Council Tax Band - C

Utilities - Mains Gas, Mains Electricity, Mains Water

Water Meter - Unknown

Average Annual Electricity Bills -

Average Annual Gas Bills -

Average Annual Water Bills -

Tenure - Freehold

Solar Panels - No



Space Heating System - Gas Boiler with radiators
Approximate Heating System Installation Date -Mid 80's
Water Heating System -Gas hot water, electric Shower
Approximate Water Heating Installation Date -
Boiler Location - First Floor Cupboard
Approximate Electrical System Installation Date -
Approximate Electrical System Test Date -
Fires/Heaters - Electric
Permanent Loft Ladder - No
Loft Insulation – Yes
Loft Boarded out – No

Whilst every effort is made to ensure that the information contained in these particulars is reliable, they do not constitute or form part of an offer or any contract. The Property Hive accept no liability for the accuracy of the contents, and therefore they should be independently verified by prospective buyers or tenants before agreeing an offer. All measurements provided are approximate and should be verified before exchange of contracts. No appliances, fixtures or fittings have been tested and should be checked by the buyer before exchange of contracts to ensure they are in good working order.

Energy Performance Certificate

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		78
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC 