

4 Bedroom(s), Detached House, Freehold

Tickhill Way, Rossington.



- 3D Virtual Tour Available
- Two Separate Reception Rooms
- Kitchen Diner
- Gardens to the Front and Rear
- Family Bathroom

- Well Presented Detached Family Home
- Ground Floor Toilet, Utility Room
- Four Bedrooms with En Suite Bathroom to Master
- Garage with Driveway

£280,000

For Sale

Book your viewing today Tel: 01302 247754

Owner's View

I instantly fell in love with this house, the size of the rooms and the light from the rear of property. It manages to be both spacious and cosy somehow. It had, and still does have loads of potential, I have made quite a few updates but there is still so much you could do to make this your home. I bought this house thinking it would be my forever home, life had other ideas but I have hopes that the house will find that again.

Ground Floor

Floor Plan



GROUND INTERNAL AREA:
FLOOR: 11.62 SQ. METERS (128 SQ. FT.)
EXCLUDED AREA: 10.21 SQ. METERS (110 SQ. FT.)
TOTAL: 21.83 SQ. METERS (238 SQ. FT.)

Matterport



Kitchen Diner



Entrance Hallway



Lounge



Utility Room



Second Reception Room

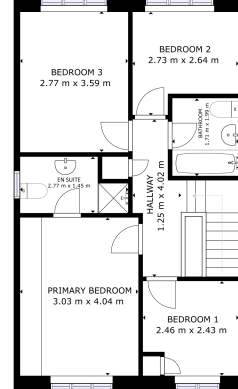


Ground Floor Toilet



First Floor

Floor Plan



ROOM 2

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Matterport

Bedroom with En Suite



Bedroom



Bedroom



Bedroom



Bathroom



Externals

Front Garden



Rear Garden



Property Information Form

Council Tax Band - D
 Utilities - Mains Gas, Mains Electricity, Mains Water
 Water Meter - Yes
 Average Annual Electricity Bills - £800
 Average Annual Gas Bills -
 Average Annual Water Bills -

Tenure - Freehold

Solar Panels - No

Space Heating System - Gas Boiler with radiators (Combi)

Approximate Heating System Installation Date - 2021

Water Heating System - Gas combi boiler

Approximate Water Heating Installation Date -

Boiler Location - Garage

Approximate Electrical System Installation Date -

Approximate Electrical System Test Date -

Fires/Heaters - None

Permanent Loft Ladder - No

Loft Insulation - Yes

Loft Boarded out - Partially

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+) A		
(81-91) B		82
(69-80) C	73	
(55-68) D		
(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	