

3 Bedroom(s), Semi-Detached House, Freehold

Church Meadow Road, Rossington.



- 3D Virtual Tour Available
- Two Reception Rooms
- Three Bedrooms
- Driveway Allowing for Off Road Parking

- Lovely Semi Detached Home
- Stylish Breakfast Kitchen
- Modern and Contemporary Bathroom Suite
- Popular Location in Rossington

£195,000
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... Situated in a Tranquil location, right next to a huge playing field, the house is recently renovated, getting sun for the majority of the day in the back garden, and has a spacious kitchen as well as an adjoining dining room big enough to have friends and family over for dinner.

Ground Floor

Floor Plan



FLOOR 1

GROSS INTERNAL AREA
FLOOR 1: 46.00 m², FLOOR 2: 31.44 m²
TOTAL: 77.44 m²
SIZES AND DIMENSIONS REPRESENTATIVE, ACTUAL MAY VARY.

Matterport

Lounge



Dining Room



Breakfast Kitchen



First Floor

Floor Plan



FLOOR 2

GROSS INTERNAL AREA
FLOOR 1: 46.00 m², FLOOR 2: 31.44 m²
TOTAL: 77.44 m²
SIZES AND DIMENSIONS REPRESENTATIVE, ACTUAL MAY VARY.

Matterport

Bedroom



Bedroom



Bedroom



Bathroom



External

Front Aspect



Rear Garden



Property Information

Council Tax Band - B

Utilities - Mains Gas, Mains Electricity, Mains Water

Water Meter - No

Average Annual Electricity Bills - £624

Average Annual Gas Bills - £552

Average Annual Water Bills - £504



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 - 2021

Boiler Location - 3d Bedroom

Approximate Electrical System Installation Date -

Approximate Electrical System Test Date -

Fires/Heaters - None

Permanent Loft Ladder - No

Loft Insulation -Yes

Loft Boarded out - Half

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		85
(69-80) C		
(55-68) D	68	
(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 