

3 Bedroom(s), Detached House, Freehold

Wadworth Avenue, Rossington.



- 3D Virtual Tour Available
- Stylish and Well Presented Detached Home
- Three Reception Room
- Three Double Bedrooms
- Beautiful and Private Rear Enclosed Garden

- No Chain
- Modern and Contemporary Breakfast Kitchen
- Utility and Ground Floor W/C
- Stylish Bathroom Suite
- Integral Garage and Driveway Allowing for Off Road Parking

£375,000
For Sale

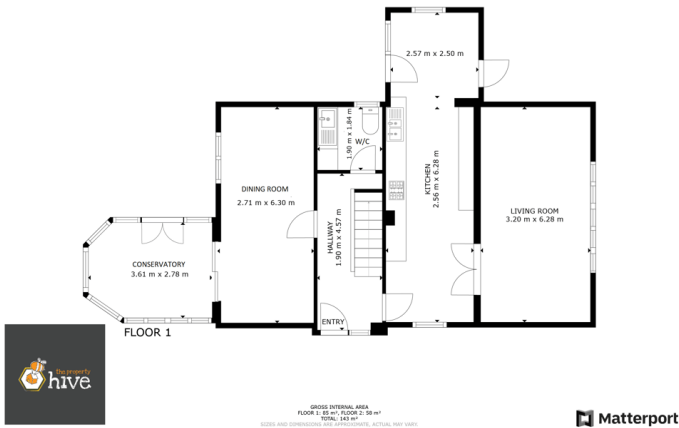
Book your viewing today Tel: 01302 247754

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... Detached three bedroom home with a large modern kitchen, separate dining room, lounge and conservatory. Lovely large garden with access to countryside walks from the back gate.

Ground Floor

Floor Plan



Breakfast Kitchen



Lounge



Dining Room



Conservatory

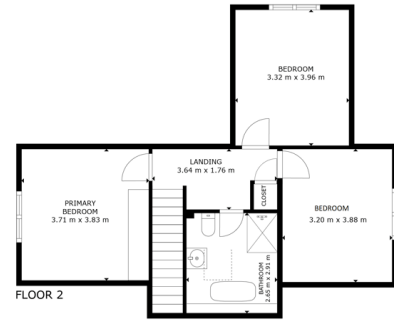


Utility Room And Ground Floor W/C



First Floor

Floor Plan



GROSS INTERNAL AREA
FLOOR 1: 18.07 m² FLOOR 2: 26.00 m²
TOTAL: 44.07 m² (474 sq ft) (ACTUAL MAY VARY)
SIZES AND DIMENSIONS TO PERMITTED TOLERANCES

Matterport

Bedroom



Bedroom



Bedroom



Bathroom



External

Front



Rear



Property Information

Council Tax Band - D

Utilities - Mains Gas, Mains Electricity, Mains Water

Water Meter - Yes

Average Annual Electricity Bills - £916.00

Average Annual Gas Bills - £872.00

Average Annual Water Bills - £276.00

Tenure - Freehold


Solar Panels - No



Space Heating System - Gas Boiler with radiators
Approximate Heating System Installation Date - March 2019
Water Heating System - Gas boiler with tank
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 - 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+) A		
(81-91) B		82
(69-80) C	70	
(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	

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