

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

Brodsworth Way, Rossington.



- 3D Virtual Tour Available
- Modern Kitchen Diner
- Three Bedrooms
- Front and Rear Gardens
- Popular Location in Rossington

- Semi Detached Property
- Spacious Lounge
- Family Bathroom
- Driveway to Rear Allowing for Off Road Parking

£195,000
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... This lovely semi detached home is in a perfect location, very close to the pavilion and park, also lovely places to walk just over the road, Close to motorway links and the city centre.

Ground Floor

Floor Plan



FLOOR 1

GROSS INTERNAL AREA:
FLOOR 1: 26 m², FLOOR 2: 39 m²
TOTAL: 71 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

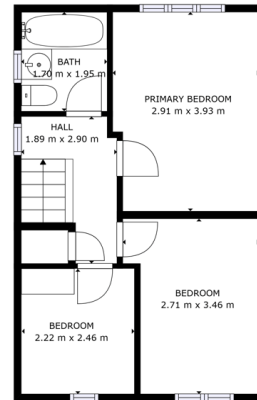


Lounge



First Floor

Floor Plan



FLOOR 2

GROSS INTERNAL AREA:
FLOOR 1: 26 m², FLOOR 2: 39 m²
TOTAL: 71 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Kitchen Diner



Bedroom



Bedroom



Bedroom



Bathroom



External

Front Aspect



Rear Garden



Driveway



Property Information

Council Tax Band - B

Utilities - Mains Gas, Mains Electricity, Mains Water

Water Meter - No

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 -

Water Heating System - Gas boiler with tank

Approximate Water Heating Installation Date -

Boiler Location - In the Kitchen

Approximate Electrical System Installation Date -

Approximate Electrical System Test Date -

Fires/Heaters - Electric

Permanent Loft Ladder - No

Loft Insulation - Yes

Loft Boarded out - No

property? - No

Are you aware of any restrictions on the use of the property which would impact a buyer's general use of the property or land? For example, conservation area, listed building, rights of access, restricted covenants, etc. - No

Are you aware of any known risk to flooding at the property? - No

Are you aware of any planning permission or proposed development affecting the property or immediate locality? - No

Has the property been adapted, or benefit from any accessibility features? - 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		86
(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 