



2 Waverley Cottages,

welcome to

2 Waverley Cottages,

Public Notice

We are acting in the sale of the above property and have received an offer of £130,000.

Any interested parties must submit any higher offers in writing to the selling agent before an exchange of contracts takes place



Entrance Porch**Lounge**

11' 11" x 11' 1" (3.63m x 3.38m)

Front facing window.

Dining Room

12' 10" x 12' (3.91m x 3.66m)

Kitchen

12' 4" x 7' 4" (3.76m x 2.24m)

Rear facing window.

First Floor Landing**Bedroom One**

12' x 10' 3" (3.66m x 3.12m)

Front facing window.

Bedroom Two

10' 3" x 6' 8" (3.12m x 2.03m)

Rear facing window.

Bathroom

Fitted with a four piece suite comprising a free standing rolltop bath, walk-in shower cubicle, a pedestal wash hand basin and a low flush w.c.. Front facing window.

Attic Space

17' x 11' 11" (5.18m x 3.63m)

Front facing window.

Garage

view this property online williamhbrown.co.uk/Property/CPK114618



welcome to

2 Waverley Cottages , Sheffield

- Three bedrooms
- End-terraced property
- Two reception rooms
- Access to local amenities
- In need of modernisation

Tenure: Leasehold EPC Rating: F

Council Tax Band: A Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 200 years from 25 Mar 1902.

Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£80,000



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/CPK114618](https://www.williamhbrown.co.uk/Property/CPK114618)



Property Ref:
CPK114618 - 0013

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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