



Fox House Lane, Waverley Rotherham S60 8AZ

welcome to

Fox House Lane, Waverley Rotherham

£200,000 - JUST BRING YOUR THINGS AND MOVE IN - Offered to market is this beautiful two bedroom detached coach house boasting two bathrooms and spacious accommodation throughout. Also benefiting from allocated parking & garage...CALL TO VIEW!!!



Lounge / Kitchen

12' 2" x 17' 5" (3.71m x 5.31m)

Being an open plan Lounge/Kitchen having a front & rear facing double glazed window and two radiators. The Kitchen is fitted with wall and base units housing the integrated hob, oven && extractor fan with worktops housing the sink & drainer.

Landing

Having a rear facing double glazed window and a radiator.

Bedroom One

17' 5" into recess x 9' 9" (5.31m into recess x 2.97m)

Having a front facing double glazed window and a radiator.

En Suite

Fitted with a shower cubicle, a hand wash basin and a WC. Having a rear facing double glazed window and a radiator.

Bedroom Two

12' 1" into recess x 8' 1" (3.68m into recess x 2.46m)

Having a front facing double glazed window, a radiator and a built in storage cupboard.

Bathroom

Fitted with a bath, a hand wash basin and a WC. Having a rear facing double glazed window, a radiator and an extractor fan.

Outside

To the rear of the property are two allocated parking spaces along with communal parking for visitors and a garage.



view this property online williamhbrown.co.uk/Property/RTF116238



welcome to

Fox House Lane, Waverley Rotherham

- ***INTERNAL IMAGES TO FOLLOW***
- Two bedroom detached coach house
- Beautifully presented accommodation throughout
- Well placed to local amenities & transport links
- Allocated parking & garage

Tenure: Freehold EPC Rating: B

Council Tax Band: B

£200,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/RTF116238



Property Ref:

RTF116238 - 0002

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.



william h brown



01709 829935



rotherham@williamhbrown.co.uk



32 Mansfield Road, ROTHERHAM, South Yorkshire, S60 2DR



williamhbrown.co.uk