



The Paddocks Peppercorn Way, Wickersley Rotherham S66 1DA

welcome to

The Paddocks Peppercorn Way, Wickersley Rotherham

BE A PART OF THIS EXCITING NEW DEVELOPMENT IN AN EXCLUSIVE LOCATION.

THE PADDOCKS offers properties available to purchase on a 50% SHARED OWNERSHIP BASIS.



Agents Note

Service Charge- Service Charge- £508.50 per year

Entrance Hall

Having a front facing double glazed door and a central heating radiator.

Downstairs W.C.

Fitted with a wash hand basin, a W.C, an extractor fan and a central heating radiator.

Lounge

9' 6" to maximum point x 14' 4" to maximum point (2.90m to maximum point x 4.37m to maximum point)
Having a front facing double glazed window and a central heating radiator.

Kitchen / Diner

11' 5" to maximum point x 16' 7" to maximum point (3.48m to maximum point x 5.05m to maximum point)
Fitted with wall and base units housing the integrated hob, the oven and the extractor fan with space and plumbing for a washing machine & a fridge/freezer. Having a rear facing double glazed window and French doors, a central heating radiator and under stairs storage.

Landing

Having a central heating radiator, built in storage and providing access to the loft.

Bedroom One

11' 7" to maximum point x 8' 9" to maximum point (3.53m to maximum point x 2.67m to maximum point)
Having a front facing double glazed window and a central heating radiator.

Bedroom Two

9' 9" to maximum point x 14' 2" to maximum point (2.97m to maximum point x 4.32m to maximum point)
Having a rear facing double glazed window and a central heating radiator.

Bedroom Three

7' 7" to maximum point x 7' 10" to maximum point (2.31m

to maximum point x 2.39m to maximum point)
Having a front facing double glazed window and a central heating radiator.

Bathroom

Fitted with a bath with an electric shower, a wash hand basin and a W.C. Having a central heating radiator, an extractor fan and built in storage.

Outside

To the front is two allocated parking spaces providing off road parking.

To the rear is an enclosed lawned garden with a patio area.



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welcome to

The Paddocks Peppercorn Way, Wickersley Rotherham

- Three bedroom semi detached
- Available to purchase on a shared ownership basis between 25%-75%
- Two allocated parking spaces
- Exciting new development
- VIEW NOW

Tenure: Leasehold EPC Rating: B

£135,000



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/RTF114095](https://www.williamhbrown.co.uk/Property/RTF114095)

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



Property Ref:
RTF114095 - 0005

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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