





Regency Road,Wath-Upon-Dearne Rotherham S63 6GF

william h brown

welcome to

Regency Road, Wath-Upon-Dearne Rotherham

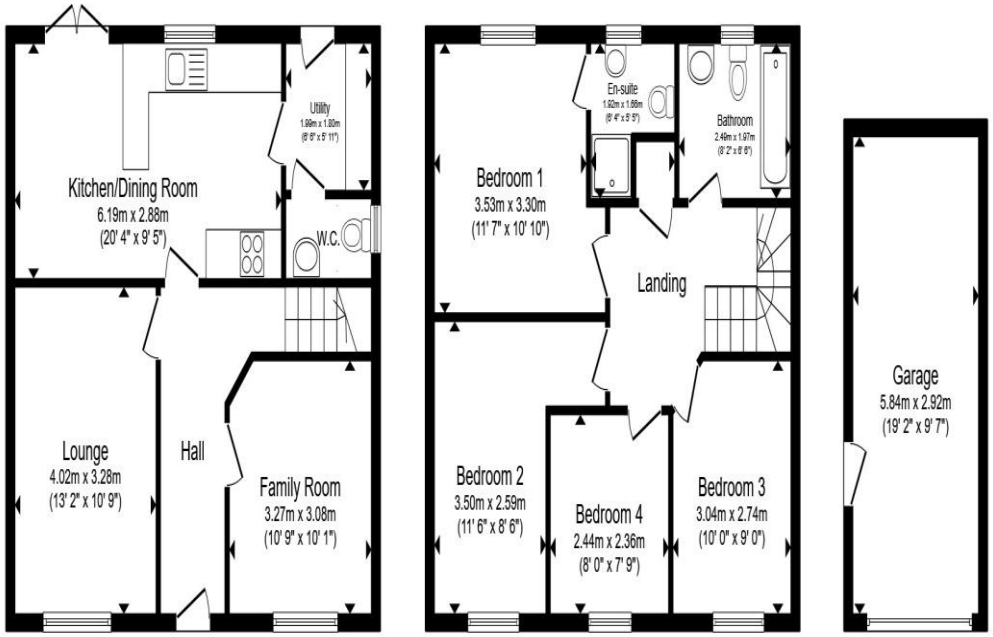
FAMILY HOME GOALS! An absolutely stunning 4 bed detached home on a sought-after residential estate, with 2 reception rooms, spacious kitchen/diner, en-suite, generous rear garden, driveway & detached garage. Epitome of family living - an absolute must-see!











Total floor area 132.6 m² (1,428 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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Aml Note

Entrance Hall

Lounge

Family Room

Kitchen / Diner

Utility Room

Downstairs W.C.

Landing

Bedroom One

En Suite

Bedroom Two

Bedroom Three

Bedroom Four

Bathroom

Exterior

Garage

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Regency Road, Wath-Upon-Dearne
Rotherham

- Absolutely stunning four-bedroom detached home. Council Tax D. EPC tbc
- Sought after residential estate - excellently placed for amenities, schools, shops, transport & Wath Lake
- Meticulously finished in every single room
- Spacious lounge & separate family room
- Utility room, downstairs W.C, en-suite & family bathroom

Tenure: Leasehold EPC Rating: C
Council Tax Band: D Service Charge: 216.49
Ground Rent: 234.15









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/MXB120603

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2014. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

The Property Ombudsman

Property Ref:
MXB120603 - 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.

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