Floor Plan

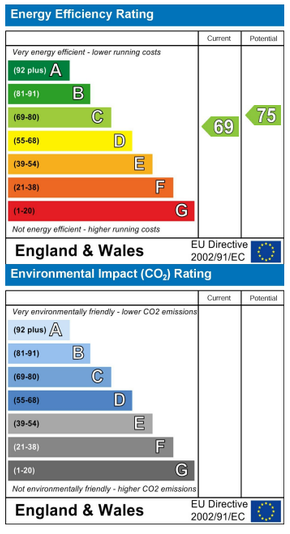


This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability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

Area Map



Energy Efficiency Graph



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68 Wagon Road, Rotherham, S61 4QF

£950 Per Calendar Month

This newly renovated, mid-terrace house presents an excellent opportunity for those seeking a modern and comfortable home! Boasting three well-proportioned bedrooms, this property is ideal for families or professionals looking for extra space.

For those with vehicles, the property includes off-street parking for one car, providing added convenience. Furthermore, the location benefits from great public transport links, making commuting to nearby towns and cities a breeze.

Residents will also appreciate the ample amenities available nearby, including shops, schools, and recreational facilities, catering to all your daily needs. This property is available now, making it an ideal choice for anyone looking to settle into a vibrant community.

Don't miss the chance to view this delightful home that combines modern living with practicality in a sought-after location.

Porch 5'11" x 3'8" (1.82 x 1.14)
Entrance porch, the perfect place for bags and shoes, includes a storage cupboard and leads to:-

Lounge 15'7" x 10'7" (4.77 x 3.25)



Front facing, spacious lounge, decorated with part wallpaper, part painted walls and plush carpets.

Hallway 19'3" x 5'9" (5.88 x 1.77)
Carpeted hallway, providing access to:-

Kitchen/Dining Room 18'4" x 9'4" (5.60 x 2.87)



A large, open-plan Kitchen/Dining Room which features a modern kitchen with integrated oven and electric hob.

Downstairs WC 4'1" x 2'8" (1.27 x 0.82)
Consisting of a WC and wash basin.

Landing 10'5" x 5'10" (3.18 x 1.80)
Provides access to:-

Bedroom Three 9'9" x 6'5" (2.99 x 1.97)



A single sized, front facing bedroom with feature wall and neutrally decorated.

Bedroom One 15'2" x 8'11" (4.63 x 2.74)



Is a double, front facing bedroom with neutral décor and ample space for your furniture!

Bedroom Two 14'2" x 9'5" (4.32 x 2.89)



Another double bedroom, overlooking the rear garden, neutrally decorated with a feature wall and grey carpets.

Bathroom 6'5" x 6'1" (1.97 x 1.86)



Family bathroom situated on the first floor, including a three piece suite:- WC, wash basin with vanity beneath and bath with shower over.

External



To the front of the property is a gated driveway, providing one off street parking space and to the rear is a paved, private yard.

Tenancy Information
Rent: £950.00
Deposit: £1,069 or Reposit Guarantee Scheme
Holding Deposit: £219.00
EPC Rating: C
Council Tax Band: A
Property Type: Mid Terrace House
Parking Type: Private Driveway
Restrictions: N/A
Construction Type: Standard
Heating Type: Gas Central Heating
Water Supply: Mains
Sewage: Mains
Gas Type: Mains
Electricity Supply: Mains
Building Safety: N/A
Rights and Easements: N/A
Flooding: Low

All tenants are advised to visit the Government website to gain information on flood risk.
https://check-for-flooding.service.gov.uk/find-location
Mobile/Broadband Coverage: All tenants are advised to visit the Ofcom website and open reach to gain information on broadband speed and mobile signal/coverage.
https://www.openreach.com/
https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker
Planning Permissions: N/A
Accessibility Features: N/A
Coal Mining Area: South Yorkshire is a coal mining area
All tenants are advised to check the Coal Authority website to gain more information on if this property is affected by coal mining.
https://www.groundstability.com/public/web/home.xhtml