



Ringwood Grove,



welcome to

Ringwood Grove,

****GUIDE PRICE £220,000-£230,000**** Located in a sought-after cul-de-sac, this three-bedroom semi-detached home offers excellent access to Rother Valley Country Park and Crystal Peaks, with a driveway, garage (for storage), and lawned gardens.



Important Notice

At the point of making an offer, you will be required to provide financial evidence of your ability to purchase the property. If your offer is accepted, you will be required to provide valid identification documents. Please note that memorandum of sale cannot be issued until all required documentation has been received and verified in line with Money Laundering and Terrorist Financing (Amendment) Regulations 2019. Until these checks have been fully completed, any additional offers received will be submitted to our client for consideration. We therefore kindly ask that all necessary documentation is prepared in advance to avoid any delays in the process.

Kitchen

Entrance door, a range of wall and base units, inset sink and rolled edge work surfaces. Electric oven and hob, radiator.

Lounge

Rear facing double glazed window and radiator. An opening leads to the dining room.

Dining Room

Rear facing double glazed window and French doors leads to the rear garden, radiator.

Landing

Loft access and cupboard.

Bedroom One

Rear facing double glazed window, radiator and wardrobes.

Bedroom Two

Front facing double glazed window and radiator.

Bedroom Three

Rear facing double glazed window and radiator.

Bathroom

A suite comprising bath with shower above, wc and wash hand basin. Radiator and front facing double.

Drive & Garage

A drive leads to the garage.

Utility Room

The converted garage is now used as a utility room which has plumbing for a washing machine, along with water supply, waste connections, and an electricity supply.

Gardens

There are lawned gardens to the front and rear of the property. There is also side access .



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Ringwood Grove,

- Three bedrooms
- Semi-detached property
- Driveway
- Close to Rother Valley Country Park
- Ideal for first time buyers

Tenure: Freehold EPC Rating: D

Council Tax Band: B

guide price

£220,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
CPK115224 - 0003

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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