





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

william
h brown

welcome to

Regency Road, Wath-Upon-Dearne Rotherham

A HOME WITH ROYAL APPROVAL! Situated on a sought-after residential estate, this beautifully presented home is ideally placed for schools, shops, transport links & Wath Lake. With a drive, lovely low-maintenance rear garden with artificial lawn & porcelain patio & backing on to field - CALL NOW!













Agents Note Aml
"Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead."

Lounge
A well presented and neutrally decorated reception room featuring a front facing window and entrance door, a central heating radiator, and a useful built-in storage cupboard.

Kitchen
Fitted with a range of wall and base units incorporating a sink and drainer, electric oven, gas hob with cooker hood, and an integrated fridge/freezer. Having patio doors, a central heating radiator, and ample space for dining.

Downstairs W.C
Fitted with a low flush W.C. and hand wash basin, with a central heating radiator.

Bedroom One
Originally one bedroom, this room has been thoughtfully divided into two separate areas and features a front facing window, a central heating radiator, and built-in storage.

Bedroom Two
A good sized bedroom featuring a rear facing window and a central heating radiator.

Bedroom Three
A well proportioned bedroom featuring a front facing window and a central heating radiator.

Bathroom
Fitted with a bath with shower over, a hand wash basin and W.C. Having a side facing window and a central heating radiator.

Exterior
To the front of the property is a driveway providing off road parking. To the rear is a low maintenance garden featuring an artificial lawn and an attractive porcelain tiled patio, creating an ideal space for outdoor seating and entertaining.

Agents Note
The property is leasehold. The vendor has advised that there are site/event fees associated with the property; however, they are currently unable to confirm the amount payable. Prospective purchasers are advised to make their own enquiries with their solicitor and/or the relevant management company to verify any costs, charges or obligations prior to proceeding with a purchase.

welcome to

Regency Road, Wath-Upon-Dearne
Rotherham

- 3 bedroom end town house. Council Tax B. EPC tbc
- Sought after residential estate - excellently placed for amenities, schools, shops, transport & Wath Lake
- Beautifully presented throughout
- Downstairs W.C
- Driveway to the front

Tenure: Leasehold EPC Rating: C
Council Tax Band: B Service Charge: Ask Agent
Ground Rent: Ask Agent

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.

offers over









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/MXB120652

The Property Ombudsman

Property Ref:
MXB120652 - 0008

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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