



29 Bridgewater Way, Ravenfield, Rotherham, South Yorkshire, S65 4GH

**Offers Around £205,000**

A spacious and versatile 3 storey/4 bed roomed town house located on a popular development off Braithwell Road. The home offers well-presented accommodation complemented by gas central heating and uPVC double glazing and briefly comprises: Reception Hall, Cloakroom, Garage converted to an additional Bedroom, fitted Kitchen, spacious first floor Living Room, master Bedroom with En-Suite, Bedroom 2 with En-Suite, two further second floor Bedrooms and Bathroom. A double width drive provides off-road parking whilst to the rear is an enclosed lawned and paved garden.

## RECEPTION HALL

With radiator and cloaks cupboard

## RECEPTION ROOM/FORMER GARAGE 13'10" x 7'3" (4.22 x 2.21)



With uPVC window and radiator

## KITCHEN 14'7" x 14'6" (4.47 x 4.44)



With an extensive range of fitted base and wall units with inset stainless steel sink, integrated gas hob with electric oven and extractor hood. Space and plumbing for washing machine and dishwasher, radiator and uPVC French doors opening onto the rear garden

## CLOAKROOM

With low flush W.C. and wash hand basin, radiator and extractor fan

## FIRST FLOOR

## LOUNGE 13'10" x 14'7" (4.22 x 4.47)



Having two front facing uPVC windows and radiators

## MASTER BEDROOM 14'7" x 11'5" (4.47 x 3.48)



Having fitted wardrobes, two uPVC windows and radiators

## EN-SUITE



With cubicle and thermostatic shower, wash hand basin & W.C. Radiator and extractor fan

## SECOND FLOOR

**BEDROOM 8'11" x 6'11" (2.74 x 2.13)**



With rear facing uPVC window and radiator

**BEDROOM 7'4" x 7'4" (2.24 x 2.24)**



With radiator and uPVC window

**BATHROOM**



Comprising a panelled bath with mixer tap shower, wash hand basin & W.C. Tiled splash backs, radiator and extractor fan

**BEDROOM 14'7" x 12'0" (4.47 x 3.67)**



With two rear facing uPVC windows and radiators

**EN-SUITE**



With shower cubicle and thermostatic shower, W.C. & wash hand basin, radiator and extractor fan

**OUTSIDE**

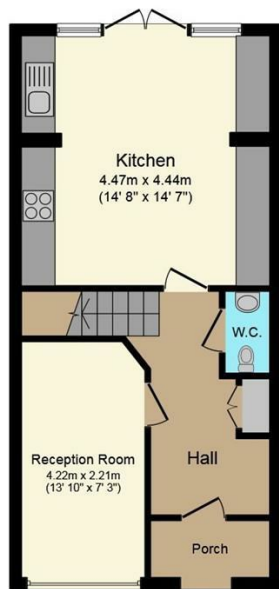


Double width tarmac driveway to front. To the rear is an enclosed lawn with flower beds and borders and paved seating area

**ADDITIONAL INFORMATION**

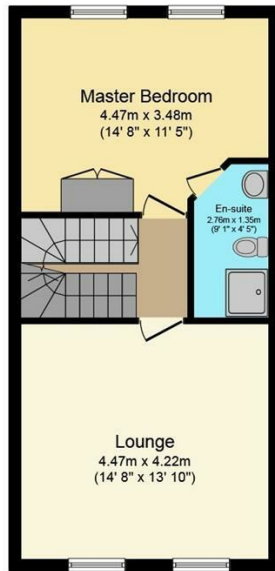
- A 2.94 kWp Solar PV systems installed in 2011 which qualifies for FIT for 25 years. In 2019 this FIT income was £1666. This is index linked and will continue for 16 years, providing £26.7k of income.

# Floor Plan



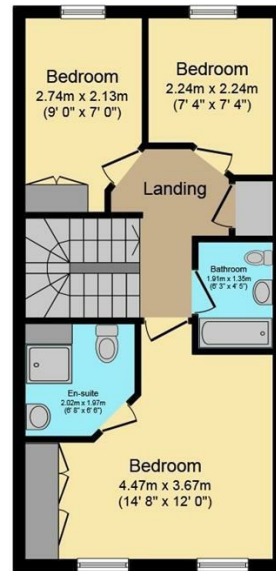
**Ground Floor**

Floor area 43.0 sq. m. (463 sq. ft.) approx



**First Floor**

Floor area 43.0 sq. m. (463 sq. ft.) approx



**Second Floor**

Floor area 43.0 sq. m. (463 sq. ft.) approx

Total floor area 129.0 sq. m. (1,389 sq. ft.) approx

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

# Area Map



# Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		86	89
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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