



**CHERRY TREE ROAD, WALES, S26**

£1,275 per month\*

**Carter Jonas**

# CHERRY TREE ROAD, WALES, S26

A three bedroom detached brick built bungalow with a large rear garden.

Accommodation comprising entrance hall, open plan kitchen/living space, one further reception room, main bedroom with ensuite shower room and dressing area, two further bedrooms and separate family bathroom.

Externally there is a good sized rear enclosed garden with a large patio area, driveway and a single garage.

Available unfurnished from Mid - late November for a six or twelve month tenancy.

EPC Rating C. Council Tax Band C - Please see Rotherham Metropolitan Borough Council for current costs. No access to the loft. Mains gas, electricity, water and drainage are connected to the property. Gas central heating. Internet & Mobile: Further information on availability and speeds can be found at [checker.ofcom.org.uk](http://checker.ofcom.org.uk) Flood Zone 1 - Low Risk

Holding deposit of 1 weeks rent £294

- Council Tax = C
- Deposit Required = £1,471.00
- Minimum term 6 months
- 3 Bedrooms
- 2 Bathrooms
- Kitchen/Living Area
- Dining Room
- Large Garden
- Garage
- Off street parking
- EPC = C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	69	79
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



## Cherry Tree Road, Wales, Sheffield, S26

Approximate Area = 1571 sq ft / 145.9 sq m  
Garage = 148 sq ft / 13.7 sq m  
Total = 1719 sq ft / 159.6 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ricshecom 2024. Produced for Carter-Jonas. REF: 1197799



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# CHRISTIE'S

INTERNATIONAL REAL ESTATE

Classification L2 - Business Data

## IMPORTANT INFORMATION

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