



Directions

Viewings

Viewings by arrangement only. Call 0114 483 0038 to make an appointment.

EPC Rating

B

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			94
(81-91) B		85	
(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	

JC SALES
& LETTINGS

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37 Derwent Chase, Waverley, S60 8AT

Guide price £250,000

- Guide Price £250,000 - £260,000
- Three double bedrooms
- Two allocated car parking spaces with one EV charger
- Ideal for a first time buyer
- Internal inspection is highly recommended
- Immaculately presented end terrace property
- Master bedroom with dressing area and en-suite
- Occupying an enviable position on this highly sought after estate
- Close to an abundance of local amenities
- EPC Grade B



37 Derwent Chase, Waverley S60 8AT

*** GUIDE PRICE £250,000 - £260,000 ***

IMMACULATELY PRESENTED and LARGER THAN AVERAGE, three DOUBLE bedroom END TERRACE property with TWO OFF ROAD PARKING SPACES and one EV CHARGER. This property truly needs to be viewed to be fully appreciated and has been looked after and cared for by the current owners.

Occupying an ENVIABLE POSITION on this HIGHLY SOUGHT AFTER development and benefitting from a very large master bedroom, with dressing room and en-suite shower room. Ideal for a first time buyer and situated close to an abundance of local amenities including the Olive Lane development, public transport links and the motorway network.

In brief the accommodation comprises: entrance hall, downstairs WC, kitchen and lounge to the ground floor. There are two double bedrooms and a bathroom / WC to the first floor. To the second floor is a very large double bedroom, dressing area and en-suite shower room / WC. Attractive, low maintenance garden to the rear with two allocated car parking spaces.

An early viewing is highly recommended to avoid disappointment.

EPC Grade B.



Council Tax Band: C

