



Claremont Street, Kimberworth ROTHERHAM S61 2LS

welcome to

Claremont Street, Kimberworth ROTHERHAM

£140,000 - FIRST STEP ON THE LADDER - This beautiful two bedroom end terraced is offered to market making the ideal purchase for the FTB/investors alike. Boasting spacious accommodation throughout with modern decor & fittings...DON'T MISS OUT!!!



Ground Floor

Lounge

A welcoming space having a front facing double glazed window & door & a radiator.

Dining Room

A versatile room which can be used for dining or living having rear facing double glazed patio doors leading out to the garden, a feature log burner & spotlights to the ceiling.

Kitchen

Fitted with wall and base units housing the integrated hob & oven with worktops housing the sink & drainer. There is also space for a fridge/freezer & a washing machine. Having a side facing double glazed window.

First Floor

Bedroom One

Having a front facing double glazed window, a radiator & a feature fireplace.

Bedroom Two

Having a rear facing double glazed window & a radiator.

Bathroom

A spacious bathroom fitted with a corner bath with a handheld shower, a hand wash basin & WC. Having a rear facing double glazed window & a heated towel rail.

Outside

To the front of the property is a driveway providing off road parking.

To the rear is a good sized artificial lawned garden with a patio area, a pond & an outbuilding providing storage space.

Agents Note

Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti money laundering checks.



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welcome to

Claremont Street, Kimberworth ROTHERHAM

- Two bedroom end terraced property - move in ready
- Beautifully presented throughout
- Perfectly placed to local amenities & transport links
- Ample off road parking
- Delightful rear garden

Tenure: Freehold EPC Rating: E

Council Tax Band: A

£140,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:

RTF117295 - 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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