



St. Johns Close, Rotherham

welcome to

St. Johns Close, Rotherham

GOOD TO GO! This two bedroom mid town house offers great size accomodation with the extra bonus of a conservatory to add more space. Giving a perfect opportunity for First Time Buyers or investors alike, this property MUST BE VIEWED! CALL TODAY!



Entrance Hall

With a front facing sealed unit door with double glazed side panel and stairs which rise to the first floor.

Kitchen

Fitted with a range of wall and base units with work surfaces housing the sink and drainer with mixer tap. The kitchen has a gas hob with extractor above, an electric oven, plumbing for a washing machine and space for a fridge-freezer. There is splashback tiling, a central heating radiator, coving to the ceiling and a front facing double glazed window.

Lounge

With a central heating radiator, coving to the ceiling, a pebble effect fire and open access to the conservatory.

Conservatory

With rear and side facing double glazed windows, two central heating radiators and rear facing French doors which lead out to the rear garden.

First Floor Landing

Bedroom One

With a front facing double glazed window, a central heating radiator and a built-in storage cupboard.

Bedroom Two

With a rear facing double glazed window and a central heating radiator.

Bathroom

fitted with a low flush WC, a wash hand basin and a panelled bath. There is tiling to the walls, a central heating radiator and a rear facing obscure double glazed window.

Outside

To the front of the property there is an enclosed low maintenance paved garden with steps up to the front entrance. To the rear of the property there is an enclosed block paved garden with rear access gate.

Agent's Note

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.



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welcome to

St. Johns Close, Rotherham

- TWO BEDROOMS
- CONSERVATORY
- REAR PATIO
- WELL PRESENTED
- GOOD TRANSPORT LINKS

Tenure: Freehold EPC Rating: D

Council Tax Band: A

£120,000



Please note the marker reflects the postcode not the actual property

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Property Ref:

RTF117619 - 0002

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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