

Churchills

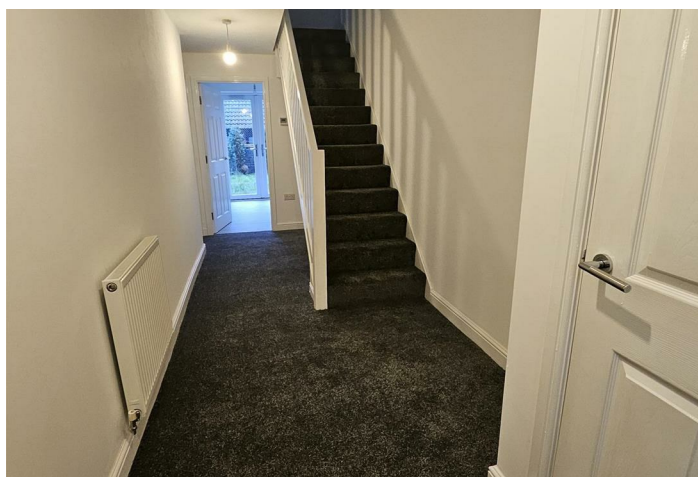


Roman Gardens

, Mexborough S64 9SP

- THREE DOUBLE BEDROOMS
 - MODERN THROUGHOUT
- BLOCK PAVED DRIVEWAY
 - EPC RATING B
- THREE STOREY TOWNHOUSE
 - INTEGRAL GARAGE
 - ENCLOSED REAR GARDEN

Offers In The Region Of £150,000 Freehold





Location

GROUND FLOOR ACCOMMODATION

uPVC double glazed and panelled doorway opens into:

ENTRANCE HALLWAY

Stairs to first floor landing with handrail, spindles and newel posts. Single panelled central heating radiator. Storage cupboard off.

WC

Low flush WC. Single panelled central heating radiator. Extractor fan.

KITCHEN/DINER

15'5" * 8'7"

uPVC double glazed window to rear elevation. Range of wall and base units with roll edged work surfaces. Built in cooking facilities comprising electric oven and hob with chimney type extractor over. Space and plumbing for automatic washing machine. Space for fridge/freezer. Single drainer sink unit with mixer tap. Combination boiler to one wall unit. Laminate wood effect flooring. LED downlights to ceiling. Single panelled central heating radiator. uPVC double glazed French doors to rear.

FIRST FLOOR ACCOMMODATION

LANDING

Stairs from entrance hallway. Single panelled central heating radiator. Stairs to second floor landing.

LOUNGE

12'4" * 15'5" reducing to 8'9"

uPVC double glazed French doors to front elevation. Single panelled central heating radiator. uPVC double glazed window to front elevation.

BEDROOM ONE

9'8" * 15'6" reducing to 8'10"

uPVC double glazed window to rear elevation. Single panelled central heating radiator.

BATHROOM

Suite in white comprising of bath, low flush WC and hand wash pedestal basin. Heated towel rail. Half tiling to walls. LED downlights to ceiling. Extractor fan.

SECOND FLOOR ACCOMMODATION

LANDING

Stairs from first floor landing. Double glazed Velux window to roof elevation.

BEDROOM TWO

11'10" * 15'5" reducing to 8'11"

uPVC double glazed window to front elevation. Single panelled central heating radiator.

BEDROOM THREE

10'4" * 15'6" reducing to 8'11"

uPVC double glazed window to rear elevation. Single panelled central heating radiator.

BATHROOM

Suite in white comprising of low flush WC, hand wash pedestal basin and shower cubicle. Laminate wood effect flooring. LED downlights to ceiling. Heated towel rail.

INTEGRATED GARAGE

Up and over door. Light and power supplied.

OUTSIDE AND GARDENS

To the front is a block paved driveway leading to integrated garage. To the rear is a fenced garden, mostly grass.

VIEWINGS

By appointment only with Churchills call 01709 582880 or email info@churchillsestateagents.com.

IMPORTANT INFORMATION

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. These particulars do not constitute part or all of an offer or contract. 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. 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. Where an EPC is held for this property, it is available for inspection at the branch by appointment. If you require a Valuation or Home Buyers Report, then 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. 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.

MEASUREMENTS

Prospective purchasers attention is drawn to the fact that measurements quoted in these particulars are approximate overall sizes only. They should not be relied upon for any carpet measurements.

ELECTRICITY AND HEATING SUPPLIER

Electricity is supplied by Mains Supplier
Heating is gas and supplied by Mains Supplier

WATER SUPPLIER AND SEWERAGE

Water and sewerage services are supplied by Mains Supplier

BROADBAND

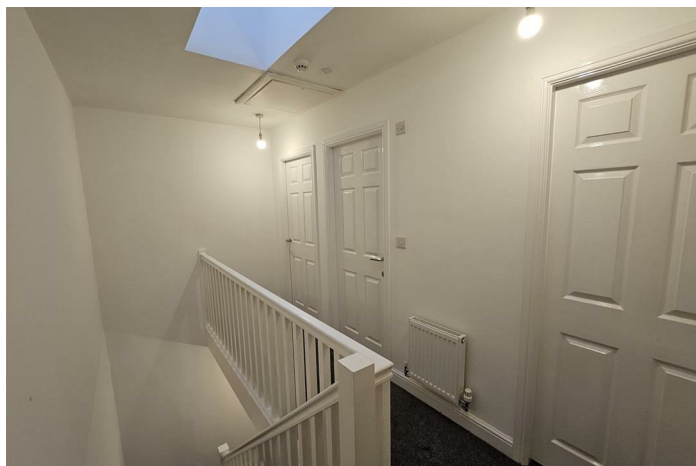
The property broadband speed is can be excellent with fibre broadband available.

MOBILE COVERAGE

Current mobile coverage for indoors is LIMITED and outdoors is classed as LIKELY to be ok according to Ofcom.



Local Authority Doncaster
Council Tax Band C
EPC Rating B



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.