



# 117C Doncaster Road

, Rotherham, S65 2BN

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This one bedroom apartment with garage is perfect for a buy to let investor or someone starting on the property ladder.

Situated close to Rotherham Town Centre where there is local shops, restaurants, pubs, entertainment complex and leisure centre. Clifton Park is also a short walk away. Transport links are ideal for commuters being close to the motorway and also bus routes right outside the door. Also benefiting from a garage.

FREEHOLD  
COUNCIL TAX BAND A

### Entrance Hallway

External door into the hallway. Built in storage cupboard.

### Bedroom

Front facing window. Space for double bed and fitted wardrobes.

### Bathroom

Bath with shower over, sink, WC. Rear facing window.

### Lounge

Space for a lounge suite and dining table.

### Kitchen

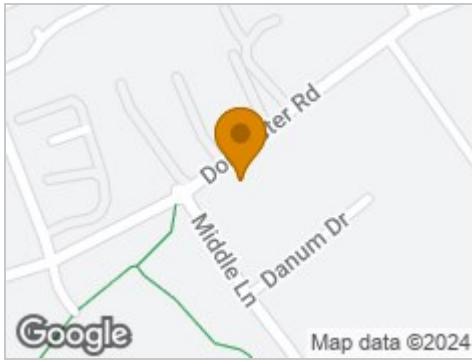
Wall and base units. Space for washing machine, oven, sink with drainer.

### Exterior

To the rear of the block there is a garage.



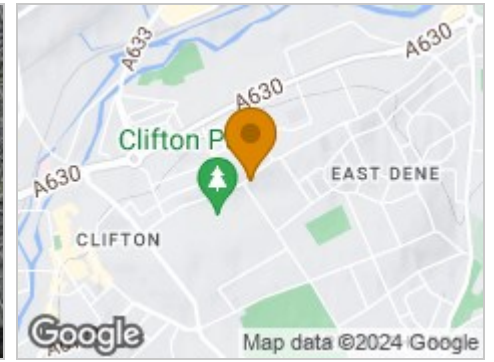
## Road Map



## Hybrid Map



## Terrain Map



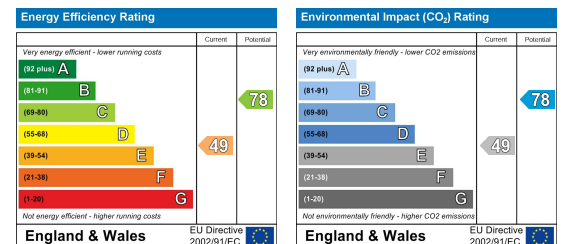
## Floor Plan



## Viewing

Please contact our JPM Estate Agents Office on 01226610606 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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