



# 119C Doncaster Road

, Rotherham, S65 2BN

Offers in excess of £60,000











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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

Tel: 01226610606

## Entrance Hallway

External door into the hallway. Doors into the lounge, kitchen, bathroom and bedroom. Two built in storage cupboards.

### Lounge

Rear facing windows. Spacious living area which could be a dining room as well as lounge.

#### Kitchen

Rear facing window. Wall and base units with space for fridge freezer, oven, washing machine and sink with drainer.

#### Bathroom

Front facing window. WC, pedestal sink and bath with shower over.

#### **Bedroom**

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

#### Exterior

There is a garage located at the rear of the block. The front had a communal lawn.









### **Road Map**

## **Hybrid Map**

## Terrain Map







#### Floor Plan



## Second Floor

Approx. 46.9 sq. metres (505.3 sq. feet)





Total area: approx. 58.3 sq. metres (628.0 sq. feet)

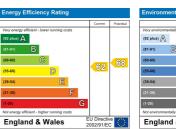
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

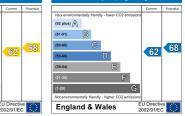
Plan produced using PlanUp.

## **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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