



## Directions

## Viewings

Viewings by arrangement only. Call 0114 483 0038 to make an appointment.

## EPC Rating

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



45 Wadsworth Road, Bramley, Rotherham, S66 1UB

£775 Per month

- Available for immediate occupation
- Very large garden to the rear
- Situated conveniently for public transport links
- Close to an abundance of local amenities and restaurants
- Viewing highly recommended
- Well presented, two bedroom mid terrace
- Ideal for a professional couple
- Extremely sought after location
- Situated conveniently for public transport links and the motorway network
- EPC Grade D



# 45 Wadsworth Road, Rotherham S66 1UB

\*\*\* AVAILABLE FOR IMMEDIATE OCCUPATION \*\*\* WELL PRESENTED, two bedroom mid terrace property with a HUGE GARDEN to the rear!

This property truly needs to be viewed to be fully appreciated and is ideal for a professional couple or small family. Occupying an enviable position in the highly sought after location of Bramley, Rotherham. Very close to an abundance of local amenities, restaurants, public transport links and the motorway network. In brief the accommodation comprises: living room, dining kitchen, two first floor bedrooms and a shower room/WC. Very large garden to the rear. An early viewing is highly recommended to avoid disappointment! EPC Grade D.

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Council Tax Band: A

