



**Nelson Road, Maltby Rotherham S66 7PJ**



**welcome to**

**Nelson Road, Maltby Rotherham**

**\*\* ATTENTION INVESTORS \*\*** - This **READY MADE INVESTMENT** is available with a long term sitting tenant of 18 years, currently making an annual return of £6600. The property is well positioned for convenient access to local amenities. schools and transport links.



### **Entrance Hall**

Front facing double glazed UPVC door.

### **Lounge**

11' 2" x 15' 6" ( 3.40m x 4.72m )

Having a front facing double glazed window and a central heated radiator.

### **Kitchen**

13' 1" x 19' 1" ( 3.99m x 5.82m )

Fitted kitchen with a range of wall and base units incorporating stainless steel sink and drainer, electric oven, electric hob, plumbing for dishwasher and plumbing for washing machine. Laminate flooring, rear facing double glazed window, rear facing double glazed UPVC door and central heating radiator.

### **Utility**

Having plumbing for a washing machine and a side facing double glazed window.

### **Landing**

Having access to the loft space and all first floor accommodation.

### **Bedroom One**

14' 5" x 9' 2" Into recess ( 4.39m x 2.79m Into recess )

Having a front facing double glazed window and a central heated radiator.

### **Bedroom Two**

11' x 9' 6" ( 3.35m x 2.90m )

Having built in wardrobes, a front facing double glazed window and central heated radiator.

### **Bedroom Three**

11' 4" Into Recess x 9' 11" ( 3.45m Into Recess x 3.02m )

Having a rear facing double glazed window and a central heated radiator.

### **Bathroom**

A three piece suite comprising a wash hand basin, W.C and bath. Has part tiling to the walls, a rear facing double glazed window and a central heated radiator.

### **Outside**

There are enclosed yards to the front and rear of the property.

To the rear is a brick built outbuilding.



**view this property online** [williamhbrown.co.uk/Property/MBY105904](http://williamhbrown.co.uk/Property/MBY105904)



welcome to

## Nelson Road, Maltby Rotherham

- ATTENTION INVESTORS!!!
- Ready Made Investment with Long Term Sitting Tenant of 18 Years
- Current Annual Return £6600
- Three Bedroom Mid-Terraced Property
- New Boiler Installed 2021

Tenure: Freehold EPC Rating: E

**£90,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/MBY105904](https://www.williamhbrown.co.uk/Property/MBY105904)



Property Ref:  
MBY105904 - 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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



**01709 812301**



[maltby@williamhbrown.co.uk](mailto:maltby@williamhbrown.co.uk)



54 High Street, Maltby, ROTHERHAM, South Yorkshire, S66 8LA



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)