



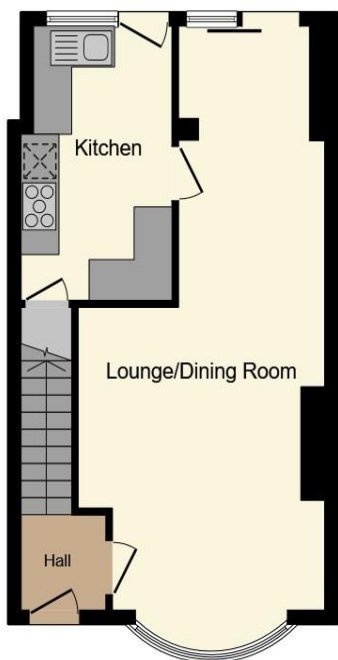
**Clayfield View, Mexborough S64 0PR**

**welcome to**

**Clayfield View, Mexborough**

MOULDED TO PERFECTION! A charming & spacious 3 bed PLUS attic town house. Boasting spacious accommodation which has been immaculately finished throughout plus delightful gardens to the front & rear and a garage. This makes a perfect family home. An internal viewing is a must - CALL NOW!

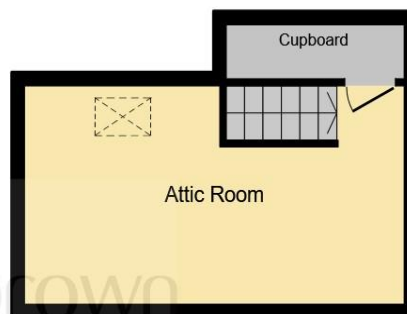




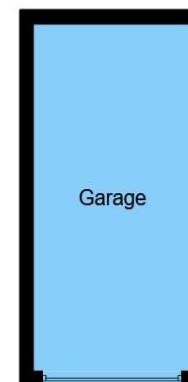
**Ground Floor**



**First Floor**



**Second Floor**



**Garage**

## Ground Floor:

### Entrance Hallway

### Lounge/Dining Room

28' 9" x 12' 7" ( 8.76m x 3.84m )

### Kitchen

13' 2" x 7' 1" ( 4.01m x 2.16m )

## 1st Floor:

### Landing

### Bedroom One

13' 10" x 7' 8" ( 4.22m x 2.34m )

### Bedroom Two

8' 1" x 9' 2" ( 2.46m x 2.79m )

### Bedroom Three

9' 8" x 13' 6" max ( 2.95m x 4.11m max )

### Bathroom

## 2nd Floor:

### Attic Room

19' 4" x 9' 9" ( 5.89m x 2.97m )

## Exterior:

### Garage

## Agents Note:

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

welcome to

## Clayfield View, Mexborough

- Charming 3 bedroom PLUS attic town house. Council Tax A. EPC D.
- Sought after street - excellently placed for local amenities, schools, shops & transport links
- Beautifully presented with a contemporary yet homely feel throughout
- Spacious accommodation throughout
- Under-floor heating to the kitchen

Tenure: Freehold EPC Rating: D

Council Tax Band: A

offers in the region of

**£170,000 - £180,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/MXB119377](http://williamhbrown.co.uk/Property/MXB119377)



Property Ref:  
MXB119377 - 0003

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