





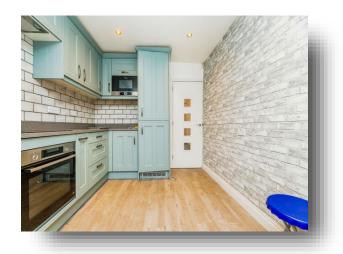




# welcome to

# **Bradgate Court, Kimberworth Rotherham**

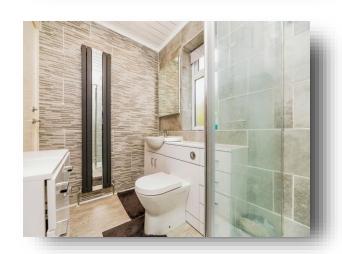
£160,000-£170,000 - HOME SWEET HOME - Situated in a sought after area is this well presented two bedroom semi detached bungalow boasting spacious accommodation throughout with off road parking & a delightful rear garden...CALL NOW TO VIEW!













### Lounge

10' 9" into chimney breast recess x 13' 7" ( 3.28m into chimney breast recess x 4.14m )

Having a front facing triple glazed window and external composite door, a central heating radiator and a fitted storage unit.

### **Kitchen**

9' x 12' 11" ( 2.74m x 3.94m )

Fitted with wall and base units housing the integrated hob, the oven, the microwave, the fridge/freezer & the washing machine with granite worktops housing the sink & drainer. Having a rear facing triple glazed window and external composite stable door leading to the garden and spotlights to the ceiling.

#### **Bedroom One**

10' 7" into recess x 11' 11" ( 3.23m into recess x 3.63m ) Having a rear facing triple glazed window, a central heating radiator and fitted wardrobes providing hanging and storage space.

### **Bedroom Two**

8' 10" x 7' 3" ( 2.69m x 2.21m )

Having a front facing triple glazed window and a central heating radiator.

## **Shower Room**

Fitted with a shower cubicle, a hand wash basin and a W.C. Having a side facing triple glazed window, a central heating radiator and spotlights to the ceiling.

### Outside

To the front is a gated drive providing off road parking and a lawned garden.

To the rear is a lawned garden with a patio area.





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# **Bradgate Court, Kimberworth Rotherham**

- Two bedroom semi detached bungalow
- Well presented & spacious throughout
- Close to local amenities & transport links
- Gated drive providing off road parking
- Front & rear gardens

Tenure: Freehold EPC Rating: C

Council Tax Band: A

guide price

£160,000







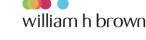


Please note the marker reflects the postcode not the actual property

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Property Ref: RTF114318 - 0008 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.





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