

# property details **approval form**

43 Keppel Wharf, Market Street, Rotherham, South Yorkshire, England, S60 1NU

**Date:** 19 September 2024

**Property Ref and Version:** RTF115352 - 0001

## selling your home with us!

Not for marketing purposes INTERNAL USE ONLY

### >> **let's get your property sold!**

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- |                      |                     |
|----------------------|---------------------|
| 1. Price             | 5. Room Description |
| 2. Key Features      | 6. Directions       |
| 3. Short Description | 7. Property Images  |
| 4. Long Description  | 8. Floor Plan       |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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## >> **price**

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£70,000

Tenure: Leasehold

## >> **key features**

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- > **\*\*\*INTERNAL PHOTOS TO FOLLOW\*\*\***
- > Two bedroom flat
- > Located in Rotherham Town Centre
- > Well placed to local amenities & transport links
- > CALL TO VIEW
- > EPC Rating: D

## >> **short description**

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£70,000 - IS THIS THE ONE? - Offered to market is this two bedroom flat making the ideal purchase for the FTB, investor or commuter alike. Located in Rotherham Town Centre being well placed to local amenities & transport links...CALL TO VIEW!!!

## >> **long description**

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## >> **directions**

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## >> **Agent Note**

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## >> **room description**

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### **Entrance Hall**

Having an electric radiator and a storage cupboard.

### **Lounge / Kitchen**

17' 3" into recess x 15' 5" to max point ( 5.26m into recess x 4.70m to max point )

Being an irregular shaped room with a front facing double glazed door to the balcony, a side facing double glazed window and an electric radiator.

The Kitchen is fitted with an integrated hob, oven, extractor fan and a dishwasher with spotlights to the ceiling.

### **Bedroom One**

9' 7" to max point x 10' 3" to max point ( 2.92m to max point x 3.12m to max point )

Having a front facing double glazed window and an electric radiator.

### **Bedroom Two**

9' 8" to max point x 15' 4" to max point ( 2.95m to max point x 4.67m to max point )

Being an irregular shaped room with a side facing double glazed window and an electric radiator.

### **Bathroom**

Fitted with a bath with a shower over, a hand wash basin and a WC. Having a heated towel rail, an extractor fan and spotlights to the ceiling.

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## >> **property images**

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## >> **floor plan**

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## >> **approval**

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	<b>Signature</b>	<b>Date</b>
<b>Kyle Harvey</b>		
<b>Lilybeth Chivers</b> <b>Countrywide - Main AP</b>		

**Your William H Brown office:** 32 Mansfield Road, ROTHERHAM, South Yorkshire, S60 2DR

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