









welcome to

Coppice Gardens, Rotherham

£190,000-£200,000 - HOME SWEET HOME - Offered to market is this well presented three bedroom detached bungalow boasting spacious accommodation throughout, a drive providing off road parking & rear patio & garden making the perfect entertaining spot...CALL TO ARRANGE A VIEWING!!!















Entrance Hall

Lounge

11' 7" into breast \times 18' 7" into bay window (3.53m into breast \times 5.66m into bay window)

Kitchen

10' to max point x 8' 10" to max point (3.05m to max point x 2.69m to max point)

Conservatory

11' 2" to max point x 7' 4" to max point (3.40m to max point x 2.24m to max point)

Bedroom One

13' 1" to max point x 9' to max point (3.99m to max point x 2.74m to max point)

Bedroom Two

8' 11" to max point x 10' 6" to max point (2.72m to max point x 3.20m to max point)

Bedroom Three

13' 8" into recess x 6' 6" into recess (4.17m into recess x 1.98m into recess)

Bathroom

Outside

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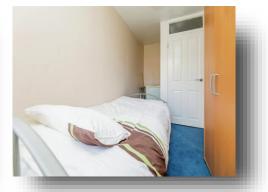
- Three bedroom detached bungalow
- Popular location well placed to local amenities
- Well presented and spacious accommodation throughout
- · Drive providing off road parking
- Rear garden & patio

Tenure: Freehold EPC Rating: C

guide price

£190,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/RTF115425



Property Ref: RTF115425 - 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.





01709 829935



rotherham@williamhbrown.co.uk



32 Mansfield Road, ROTHERHAM, South Yorkshire, S60 2DR



williamhbrown.co.uk

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.