









welcome to

Cavendish Road, Rotherham

£70,000 - CALLING ALL INVESTORS! - Offered to market is this two bedroom mid terraced property making the ideal purchase for the FTB/investors alike looking to add to their portfolio. CALL US TO ARRANGE A VIEWING!!!













Lounge

11' 8" into chimney breast recess x 11' 5" (3.56m into chimney breast recess x 3.48m)
Having a front facing double glazed window and door and a radiator.

Dining Room

11' 8" into chimney breast recess x 12' 8" (3.56m into chimney breast recess x 3.86m)

Having a rear facing double glazed window and a radiator.

Kitchen

9' 7" x 10' 4" (2.92m x 3.15m)

Fitted with wall and base units housing the hob & the oven with worktops housing the sink & drainer. There is also space for a fridge/freezer and a washing machine. Having a rear facing window and door.

Bedroom One

11' 5" x 12' 3" into chimney breast recess (3.48 m x 3.73 m into chimney breast recess)

Having a front facing double glazed window and a radiator.

Bedroom Two

12' 7" x 6' 3" (3.84m x 1.91m)

Having a rear facing double glazed window and a radiator.

Bathroom

Fitted with a bath, a hand wash basin and a WC. Having a rear facing window and a radiator.

Outside

To the rear of the property is a yard.





welcome to

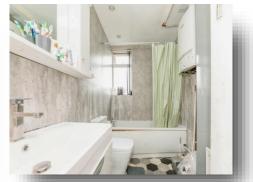
Cavendish Road, Rotherham

- Two bedroom mid terraced
- Well placed to local amenities & transport links
- **Excellent investment opportunity**
- Rear yard
- **CALL TO VIEW**

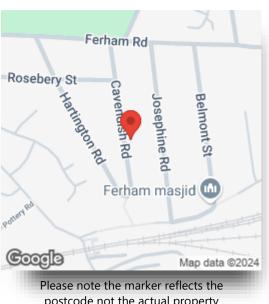
Tenure: Freehold EPC Rating: C

£70,000









postcode not the actual property

view this property online williamhbrown.co.uk/Property/RTF115323



Property Ref: RTF115323 - 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.



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