





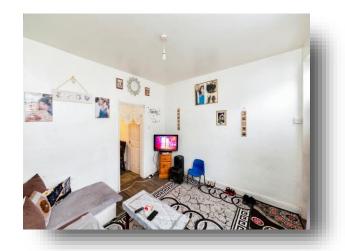


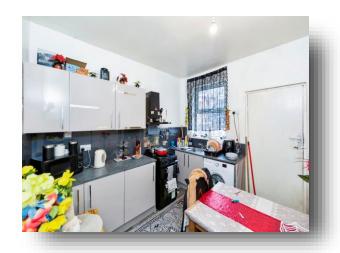


# welcome to

# **Cavendish Road, Holmes Rotherham**

GUIDE PRICE £60,000-£70,000 - ATTENTION INVESTORS! This two bedroom mid terraced property is offered to market making the ideal purchase for the FTB/investors alike. Being well placed for amenities, Rotherham Town Centre & transport links - CALL US NOW TO VIEW!













## Lounge

11' 9" x 12' 2" ( 3.58m x 3.71m )

Having a front facing double glazed window and door and a radiator.

## **Kitchen**

11' 5" x 9' 7" ( 3.48m x 2.92m )

Fitted with wall and base units with worktops housing the sink & drainer. There is space and plumbing for a cooker, a fridge/freezer and a washing machine. Having a rear facing door and a rear facing double glazed window.

#### **Bedroom One**

11' 3" x 11' 9" ( 3.43m x 3.58m )

Having a front facing double glazed window and a radiator.

## **Bedroom Two**

4' 1" x 11' 1" ( 1.24m x 3.38m )

Having a rear facing double glazed window and a radiator.

#### **Bathroom**

Fitted with a bath with a handheld shower,a hand wash basin and a WC. Having a rear facing double glazed window.

#### Outside

To the rear is a yard.





## welcome to

## **Cavendish Road, Holmes Rotherham**

- Two bedroom mid terraced property
- Ideal purchase for the FTB/investors alike
- Well placed to local amenities & transport links
- Low maintenance rear yard
- CALL TO VIEW

Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

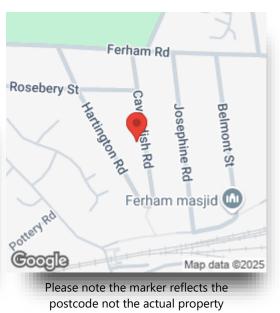
## guide price

# £60,000









view this property online williamhbrown.co.uk/Property/RTF115496



Property Ref: RTF115496 - 0004 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 quidance 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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