









welcome to

Kimberworth Park Road, ROTHERHAM

GUIDE PRICE £110,000 -£115,000 JUST BRING YOUR THINGS AND MOVE IN - Offered to market is this beautiful two bedroom mid terraced property making the ideal purchase for the FTB. Boasting modern decor throughout including the Kitchen & Bathroom & a good sized rear garden with patio...VIEW NOW!!!













Lounge

11' 4" into breast recess x 11' 9" (3.45m into breast recess x 3.58m)

Having a front facing double glazed window & door, a radiator & an electric fire.

Kitchen

11' 4" x 11' 3" (3.45m x 3.43m)

Fitted with wall and base units housing the integrated hob, oven with worktops housing the sink & drainer. There is also space and plumbing for a washing machine. Having a rear facing double glazed window & door, a radiator, the combi boiler and a door to the cellar.

Bedroom One

11' 9" x 11' 4" into breast recess ($3.58m\ x\ 3.45m$ into breast recess)

Having a front facing double glazed window, a radiator & a built in storage cupboard.

Bedroom Two

5' 1" x 10' 4" (1.55m x 3.15m)

Having a rear facing double glazed window and a radiator.

Bathroom

Fitted with a bath with a shower over, a hand wash basin and a WC. Having a rear facing double glazed window and a heated towel rail.

Outside

To the rear of the property is an enclosed lawned garden with patio.





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Kimberworth Park Road, ROTHERHAM

- Two bedroom mid terraced property
- Beautifully presented throughout move in ready
- Ideal purchase for the FTB/small family buyer
- Well placed to local amenities & transport links
- Rear garden with patio

Tenure: Freehold EPC Rating: C

Council Tax Band: A

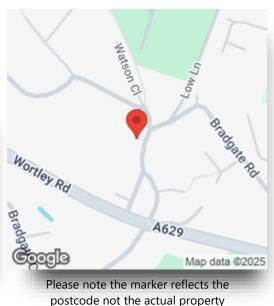
guide price

£110,000-£115,000









view this property online williamhbrown.co.uk/Property/RTF115960



Property Ref: RTF115960 - 0003 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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