



St. Anns Road, Rotherham S65 1RL

welcome to

St. Anns Road, Rotherham

£100,000 - NEW ON THE MARKET - Vacant Possession - Ready to Move In - Ideal First Home or Investment Opportunity! - Perfectly positioned close to Rotherham Town Centre, this 2-bedroom mid-terrace property is just a short walk from local shops, amenities, and excellent transport links. DON'T MISS OUT!



Lounge

12' 6" into chimney breast recess x 11' 3" (3.81m into chimney breast recess x 3.43m)

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

Kitchen

12' 7" x 12' 11" (3.84m x 3.94m)

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

Bedroom One

12' 6" into chimney breast recess x 11' 1" (3.81m into chimney breast recess x 3.38m)

Having a front facing double glazed window, a radiator and built in storage cupboard providing entry to the loft.

Bedroom Two

12' 9" x 6' 10" (3.89m x 2.08m)

Having a rear facing double glazed window and a radiator.

Bathroom

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

Outside

To the front of the property is a small garden area.

To the rear is a low maintenance yard with outbuilding providing storage space.



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St. Anns Road, Rotherham

- Vacant possession - no onward chain
- 2 well-proportioned bedrooms
- Walking distance to Rotherham town centre
- Excellent public transport links
- Low-maintenance rear yard

Tenure: Leasehold EPC Rating: D

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.

£100,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
RTF115506 - 0007

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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.



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