









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" \times 6' 10" ($3.89 \text{m} \times 2.08 \text{m}$) 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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- Vacant possession no onward chain
- 2 well-proportioned bedrooms
- Walking distance to Rotherham town centre
- Excellent public transport links
- Low-maintenance rear yard

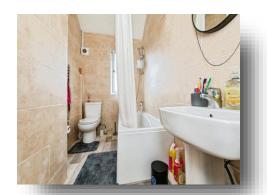
Tenure: Leasehold EPC Rating: D

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

view this property online williamhbrown.co.uk/Property/RTF115506



Property Ref: RTF115506 - 0007 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 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 property and other important matters before exchange of contracts.

or contract. 3. The measurements indicated are supplied for quidance only and as such must be considered incorrect. Potential buyers are 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



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