



Claremont Street, Kimberworth Rotherham S61 2LT

welcome to

Claremont Street, Kimberworth Rotherham

CALLING ALL INVESTORS AND FIRST TIME BUYERS - Well placed for local amenities & transport links, this two bedroom mid terrace boast spacious and well presented accommodation and benefits from a spacious rear garden. NO CHAIN, CALL TODAY TO VIEW



Lounge

11' 5" into chimney breast x 11' 9" into recess (3.48m into chimney breast x 3.58m into recess)

The lounge consists of a front facing double glazed door and window, aswell as a radiator.

Kitchen

8' Max x 9' Max (2.44m Max x 2.74m Max)

The kitchen benefits from a range wall and base units also housing the boiler. A fitted sink and drainer , space for a cooker aswell as a fitted extractor fan.

There is plumbing for a washing machine. The kitchen has a rear faced window and door.

Landing

Bedroom One

11' 9" into recess x 7' 5" Max (3.58m into recess x 2.26m Max)

Bedroom one has a front facing double glazed window and radiator.

Bedroom Two

7' 9" Max x 9' 1" Max (2.36m Max x 2.77m Max)

The second bedroom has a rear facing double glazed window and radiator.

Bathroom

The bathroom has a shower over bath, WC and wash hand basin, and a heated towel rail.

Outside

The front of the property is access via the street.

To the rear of the property is a lawn, patio area and enclosed fencing.



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Claremont Street, Kimberworth Rotherham

- MID TERRACE
- WELL MAINTAINED
- MOVE IN READY
- IDEAL INVESTMENT
- REAR GARDEN

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.

offers in the region of

£85 000



Please note the marker reflects the postcode not the actual property

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Property Ref:
RTF116570 - 0005

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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