



Josephine Road, Ferham Rotherham S61 1BL

welcome to

Josephine Road, Ferham Rotherham

£100,000 - FIRST STEP ON THE LADDER - This spacious three bedroom mid terraced is the ideal for the FTB/investors alike. Boasting a generous sized rear yard & being well placed to local amenities & transport links...CALL NOW TO VIEW!!!



Entrance Hall

Having a front facing double glazed door.

Lounge

11' 7" into chimney breast recess x 13' 9" into bay window
(3.53m into chimney breast recess x 4.19m into bay window)

Having a front facing double glazed bay window & a radiator.

Dining Room

12' 10" into chimney breast recess x 11' 9" (3.91m into chimney breast recess x 3.58m)

Having a rear facing double glazed window and a radiator.

Kitchen

13' x 6' 10" (3.96m x 2.08m)

Fitted with wall and base units housing the integrated hob, oven, extractor fan & fridge/freezer with worktops housing the sink & drainer. Having a side facing double glazed window & door & spotlights.

Bedroom One

11' 6" into chimney breast recess x 11' 1" (3.51m into chimney breast recess x 3.38m)

Having a front facing double glazed window & a radiator.

Bedroom Two

12' 11" x 10' 8" into recess (3.94m x 3.25m into recess)

Having a rear facing double glazed window and a radiator.

Bedroom Three

8' 7" x 7' 1" (2.62m x 2.16m)

Having a rear facing double glazed window and a radiator.

Bathroom

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

Outside

To the rear of the property is a patio with an artificial lawned area all enclosed with fencing.



view this property online williamhbrown.co.uk/Property/RTF116602



welcome to

Josephine Road, Ferham Rotherham

- Three bedroom mid terraced property
- Spacious accommodation throughout
- Ideal purchase for the FTB/investors alike
- Well placed to local amenities & transport links
- Enclosed 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/RTF116602



Property Ref:
RTF116602 - 0002

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.

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.



william h brown



01709 829935



rotherham@williamhbrown.co.uk



32 Mansfield Road, ROTHERHAM, South
Yorkshire, S60 2DR



williamhbrown.co.uk