



**Providence Place, Rawmarsh Rotherham S62 6GA**

**welcome to**

**Providence Place, Rawmarsh Rotherham**

£112,500 - TIME TO GET COSY - Offered to market on a 75% Shared Ownership basis is this beautifully presented two bedroom semi detached property. Being well placed to local amenities & transport links & benefiting from off road parking & a well presented rear garden. CALL TO VIEW!!!



### **Entrance Hall**

Having a front facing double glazed door & a radiator.

### **Downstairs Wc**

Fitted with a hand wash basin, a WC & a radiator.

### **Kitchen**

12' 9" into recess x 17' 9" into recess ( 3.89m into recess x 5.41m into recess )

Fitted with wall and base units housing the integrated hob, oven & extractor fan with worktops housing the sink & drainer. Having a front facing double glazed window a radiator & a built in storage cupboard.

### **Lounge**

12' 9" x 11' 2" ( 3.89m x 3.40m )

Having a rear facing double glazed window & door and a radiator.

### **Landing**

Having a built in storage cupboard & loft hatch.

### **Bedroom One**

11' 2" x 12' 9" ( 3.40m x 3.89m )

Having two rear facing double glazed windows & a radiator.

### **Bedroom Two**

8' 1" x 12' 9" into recess ( 2.46m x 3.89m into recess )

Having two front facing double glazed windows, a radiator & a storage cupboard.

### **Bathroom**

Fitted with a bath with a separate shower cubicle, a hand wash basin & a WC. Having a heated towel rail & an extractor fan.

### **Outside**

To the front of the property is a drive providing off road parking.

To the rear of the property is a lawned garden & patio all enclosed with fencing.



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## Providence Place, Rawmarsh Rotherham

- 75% Shared Ownership basis
- Two bedroom semi detached property
- Beautifully presented throughout
- Well placed to local amenities & transport links
- Off road parking & delightful rear garden

Tenure: Leasehold EPC Rating: B

Council Tax Band: A Service Charge: Ask Agent

Ground Rent: Ask Agent

**£112,500**



Please note the marker reflects the postcode not the actual property

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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.



Property Ref:

RTF116487 - 0002

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