









# welcome to

# **Ranworth Road, Bramley Rotherham**

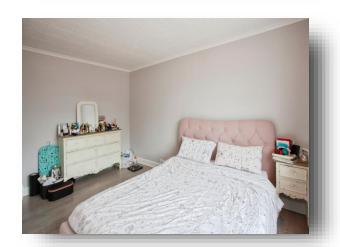
GUIDE PRICE £280,000-£290,000 - TIME TO GET COSY - Situated in a sought after area with spacious living is this three bedroom detached bungalow boasting modern decor throughout with off road parking for multiple cars & delightful rear garden...CALL TODAY!!!

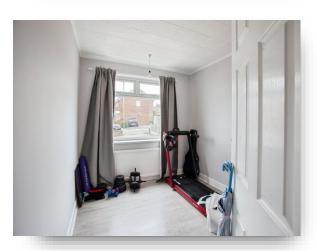












#### **Entrance Hall**

Having a side facing double glazed door & a radiator. Also providing access to the loft.

### Lounge

13' 9" x 10' 4" ( 4.19m x 3.15m )

### Kitchen / Diner

7' 8" x 19' 6" ( 2.34m x 5.94m )

Being open plan into the lounge fitted with wall and base units housing the integrated hob, oven, fridge/freezer, washing machine & dishwasher with worktops housing the Belfast sink. Having rear facing double glazed bi fold doors leading to the garden & spotlights to the ceiling.

#### **Bedroom One**

13' 3" x 10' 5" ( 4.04m x 3.17m )

Having a front facing double glazed window & a radiator.

#### **Bedroom Two**

8' 8" x 9' 10" ( 2.64m x 3.00m )

Having a front facing double glazed window and a radiator.

### **Bedroom Three**

6' 8" x 8' 8" ( 2.03m x 2.64m )

Having a side facing double glazed window and a radiator.

#### **Shower Room**

Fitted with a shower cubicle, a hand wash basin & a WC. Having a side facing double glazed window, a heated towel rail & a built in storage cupboard.

#### Outside

To the front of the property is a block paved drive providing off road parking for 4 cars.

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





### welcome to

# Ranworth Road, Bramley Rotherham

- Three bedroom detached bungalow
- Located in a sought after area
- Well placed to local amenities
- Drive providing off road parking
- CALL TO VIEW

Tenure: Freehold EPC Rating: D

Council Tax Band: B

guide price

£280,000-£290,000









Please note the marker reflects the postcode not the actual property

# view this property online williamhbrown.co.uk/Property/RTF116712



Property Ref: RTF116712 - 0003 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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