



Elsham Close, Bramley Rotherham S66 3XZ

welcome to

Elsham Close, Bramley Rotherham

£230,000 - TOP OF THE PLOTS - Situated on a corner plot is this beautifully presented three bedroom semi detached making the perfect purchase for the FTB/small family buyer. Boasting spacious accommodation throughout with a drive & a garage along with a generous sized rear garden...CALL NOW!!!



Entrance Hall

Having a front facing double glazed door & a radiator.

Lounge

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

Kitchen / Diner

Fitted with wall & base units housing the integrated hob, oven, extractor fan & microwave with worktops housing the sink & drainer. There is also space for a washing machine & a fridge. Having a front facing double glazed window, a side facing double glazed window & French doors leading to the garden, a radiator & spotlights to the ceiling. Also benefiting from a built in storage cupboard.

Bedroom One

Having a front facing double glazed window, a radiator & fitted wardrobes providing hanging & storage space.

Bedroom Two

Having a side facing double glazed window, a radiator & fitted wardrobes providing hanging & storage space.

Bedroom Three

Having a side facing double glazed window, a radiator & spotlights to the ceiling.

Shower Room

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

Outside

To the front/side of the property is a block paved driveway & a garage providing off road parking.

To the rear is an enclosed lawned garden with a patio & a generous sized summer house perfect for entertaining.



view this property online williamhbrown.co.uk/Property/RTF116911



welcome to

Elsham Close, Bramley Rotherham

- Three bedroom semi detached property - Corner plot
- Spacious & beautifully presented throughout
- Well placed to local amenities & transport links
- Drive & garage providing off road parking
- Well presented rear garden with patio & summer house

Tenure: Freehold EPC Rating: C

Council Tax Band: B

£230,000



view this property online williamhbrown.co.uk/Property/RTF116911

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.



Property Ref:
RTF116911 - 0002



Please note the marker reflects the postcode not the actual property

 william h brown



01709 829935



rotherham@williamhbrown.co.uk



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



williamhbrown.co.uk