



**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.



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**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**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
RTF116911 - 0002

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