



Doncaster Road, Clifton



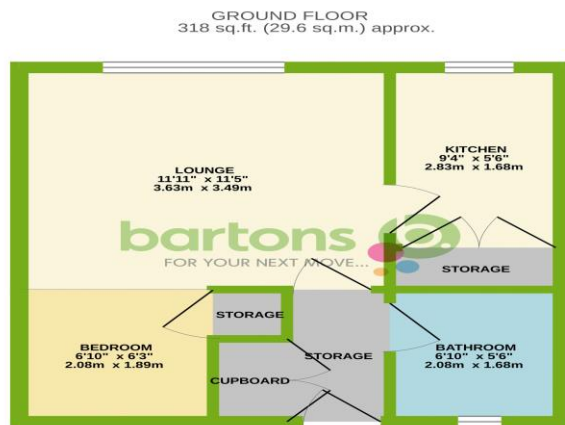
This appealing, easy to run and maintain first floor studio apartment is situated within walking distance of Rotherham Town and the beautiful Clifton Park, and has excellent local amenities including transport links and leisure facilities, providing convenience and lifestyle. A key fob secure gate allows access to a communal car park, set within well maintained gardens. A uPVC door opens into an Entrance Hall with built-in Cloak storage beyond which is an OPEN PLAN Studio Lounge a front window with fabulous views and a rear Bedroom area with further storage. There is a separate fitted Kitchen and a smart Bathroom suite in white with useful vanity storage. * Viewing Advised - No Upward Chain **

Asking Price £50,000



ACCOMMODATION

- Easy to Run and Maintain First Floor Studio Apartment
- Affordable First Time Purchase
- Fabulous Location close to Town and Clifton Park
- Convenient to Bus Routes, Shops and Leisure Facilities
- Secure Gated Entry, Well Kept Communal Gardens
- Great Views from the Lounge, Fitted Kitchen and Bathroom Suite



TOTAL FLOOR AREA: 318 sq.ft. (29.6 sq.m.) approx.
While every effort has been made to ensure the accuracy of the figures contained herein, measurements of these dimensions have been taken to the best of our knowledge and are not intended to be used for any purpose other than for information only. The figures, dimensions and specifications shown herein are not intended to be used for any purpose other than for information only. Made with Metaplan 10/2005.



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Energy performance certificate (EPC)

Property type	Energy rating	Energy class	Energy class
Mid-floor flat	3	3	3

Property type: Mid-floor flat
Total floor area: 60 square metres

Rules on letting this property

Prospective tenants can see if there is an energy rating from A to G.
The energy rating is shown on the Energy Performance Certificate (EPC) and is available to view on the Energy Performance Certificate Register.

Energy rating and score

This property's energy rating is 3. It has an energy score of 3. It has an energy score of 3.