

# Crucible

Homes



Doncaster Road  
Rotherham, S65 2BP

Guide Price  
£60,000

## Overview

Ground floor

Gated allocated parking

No chain

Modern bathroom

One bedroom

Excellent transport links

EPC – E

Council Tax Band – A



## Description

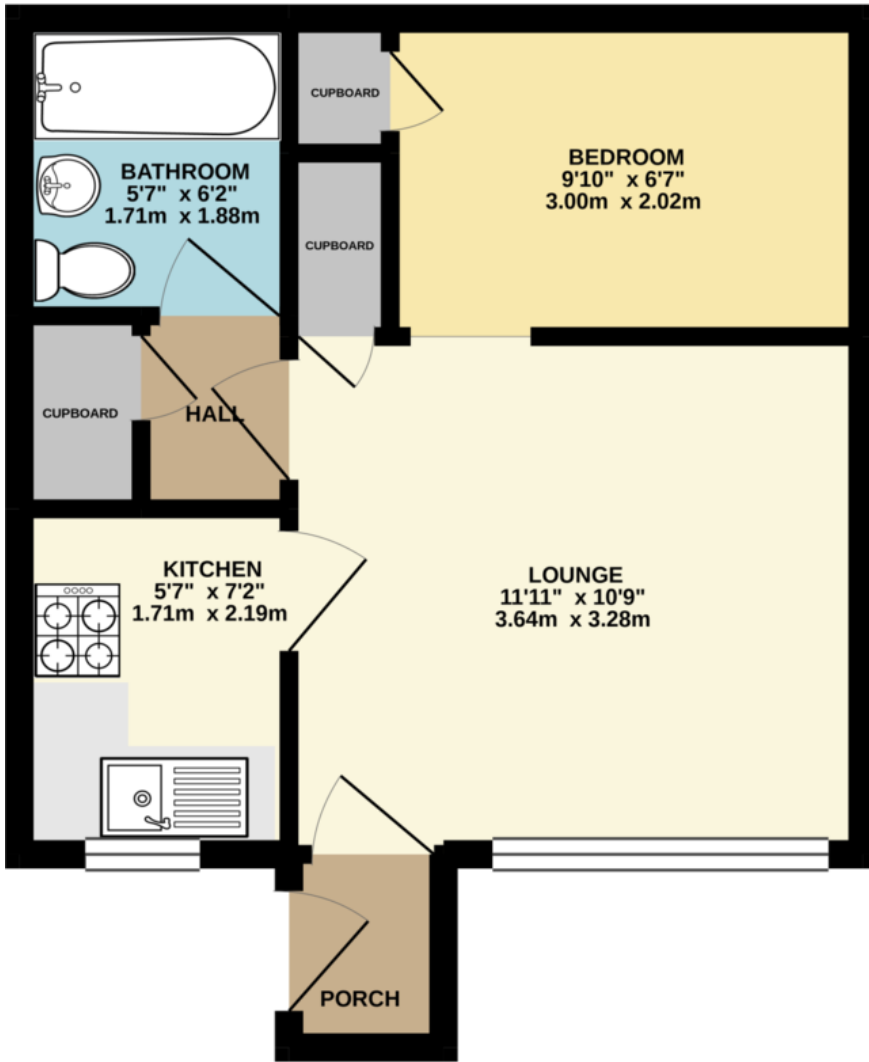
**SUMMARY DESCRIPTION** Offered to the market with no upward chain & of particular appeal to the first time buyers or investors alike, is this ground floor studio accommodation enjoying electric heating & double glazed windows.

To the rear of the accommodation is communal parking which is accessed via automatic security gate & fronting the lounge window is a small lawned garden area.

Selwood flats are located just outside the Town Centre & very close to the open spaces of Clifton Park & rides. There are bus service routes upon Doncaster Road serving the town centre & within a few hundred yards away are the various shops & amenities on Middle Lane in Clifton. Contact the office today on 01709 500 333 for a viewing.



GROUND FLOOR  
318 sq.ft. (29.5 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D		
39-54	E	40 E	
21-38	F		
1-20	G		

TOTAL FLOOR AREA : 318 sq.ft. (29.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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