



14 Fairfield Close, Bramley, Rotherham, S66 3YX

Offers In The Region Of £240,000

Located in a small cul-de-sac this 2/3 BEDROOM DETACHED BUNGALOW is offered for sale with NO UPWARD CHAIN.

The bungalow offers GAS CENTRAL HEATING, uPVC DOUBLE GLAZING AND DETACHED GARAGE WITH ADDITIONAL PARKING. The accommodation comprises: Entrance Hall, Lounge with patio doors, Dining Room/Bedroom, Kitchen, two Bedrooms and Shower Room. There are low-maintenance gardens.

ENTRANCE HALL

With composite entrance door, radiator and laminate floor. Cloaks cupboard and Airing cupboard housing the 'Worcester' gas boiler

LOUNGE 14'3" x 11'2" (4.35 x 3.41)



With fireplace surround and gas fire, radiator and uPVC sliding patio doors

KITCHEN 8'7" x 8'7" (2.64 x 2.64)



With fitted base and wall cupboards and inset sink below the front facing uPVC window, Cooker recess with gas point and high level extractor hood, space and plumbing for washing machine. Breakfast bar with radiator beneath

FRONT BEDROOM 10'7" x 10'7" (3.24 x 3.25)



With uPVC window, radiator and fitted wardrobe

SIDE BEDROOM 9'10",78'8" x 11'1" (3,24 x 3.4)



With uPVC window, radiator and fitted wardrobes with drawer/dressing table unit

FRONT BEDROOM/DINING ROOM 8'7" x 8'7" (2.64 x 2.64)



With uPVC window and radiator

SHOWER ROOM



With walk-in cubicle, vanity unit and close coupled W.C. Tiled splash backs, radiator and uPVC opaque window.

OUTSIDE



The property occupies a corner plot with lawned front garden and drive to the detached brick Garage with additional ample parking for several vehicles.

To the side and rear is an enclosed, tiered garden, paved for ease of maintenance with shrubs and flower beds.

MATERIAL INFORMATION

Council Tax Band B

Tenure Freehold

EPC Rating D

Property Type Detached Bungalow

Construction type Brick built

Heating Type Gas central heating

Water Supply Mains water supply

Sewage Mains drainage

Gas Type Mains Gas

Electricity Supply Mains Electricity

All buyers are advised to visit the Ofcom website and open reach to gain information on broadband speed and mobile signal/coverage.

<https://www.openreach.com/>

<https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

Parking type Drive + Garage

Building safety N/A

Restrictions N/A

Rights and easements N/A

Flooding – LOW

All buyers are advised to visit the Government website to gain information on flood risk. <https://check-for-flooding.service.gov.uk/find-location>

Planning permissions N/A

Accessibility features N/A

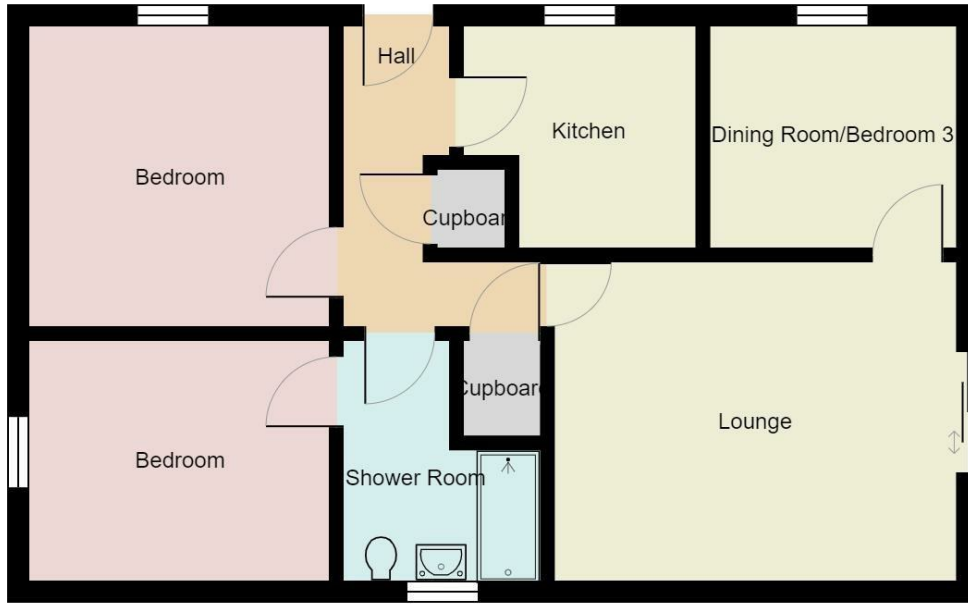
Coal mining area South Yorkshire is a mining area

All buyers are advised to check the Coal Authority website to gain more information on if this property is affected by coal mining.

<https://www.groundstability.com/public/web/home.xhtml>

We advise all clients to discuss the above points with a conveyancing solicitor.

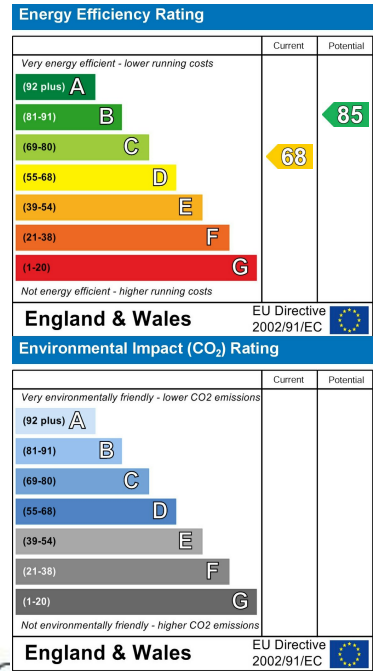
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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