



20 Kempwell Drive, Rawmarsh, S62 7QT

Asking Price £165,000

This three bedroom semi detached home situated in this popular residential area of Rawmarsh offered with NO FORWARD CHAIN is perfect for a variety of buyers alike.

Benefiting from a CONSERVATORY to rear and a garage, excellent room sizes throughout and close to local amenities.

Entrance Hall

Accessed through pvcu double glazed door.

Lounge 19'1" x 11'1" (5.83 x 3.39)



having a double glazed window, a radiator, real flame gas fire and surround, and sliding doors into the conservatory.

Kitchen 13'1" x 8'9" (4.01 x 2.68)



Having a range of wall and base units with a sink unit, space for a washing machine and a dryer, space for a cooker, a storage cupboard, a door to the rear garden and a double glazed window.

Dining Room 10'10" x 9'3" (3.31 x 2.83)



Having a double glazed window and a radiator.

Conservatory

With a door leading into the rear garden.

First Floor Landing

Bedroom One 12'11" x 12'5" (3.96 x 3.80)



Having a double glazed window and a radiator.

Bedroom Two 12'7" x 11'0" (3.85 x 3.36)



Having a double glazed window and a radiator.

Bedroom Three 6'11" x 10'0" (2.12 x 3.07)

Having a double glazed window and a radiator.

Bathroom



Having a panelled bath, hand wash basin, low flush w.c., shower cubicle, a radiator and a double glazed window.

Outside



To the front of the property is a driveway leading to the garage (currently a fence in front which can be removed). To the rear of the property is a decked low maintenance garden area.

Material Information

Material information

Council Tax Band B

Tenure Freehold

Property Type Semi-detached House

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 driveway/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

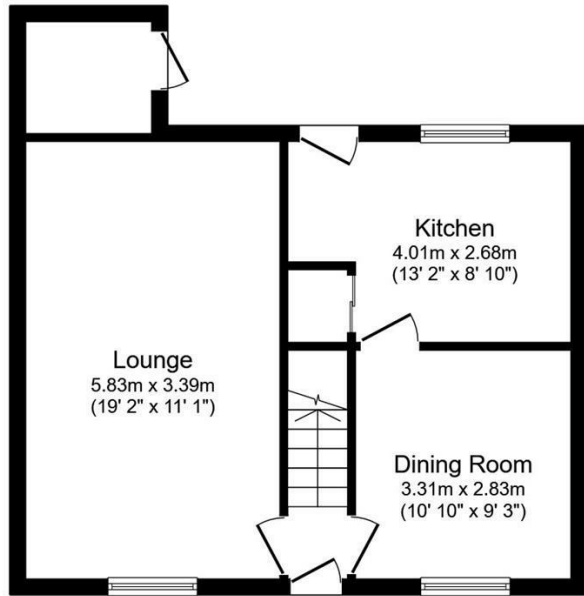
Coal mining area South Yorkshire is a mining area

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

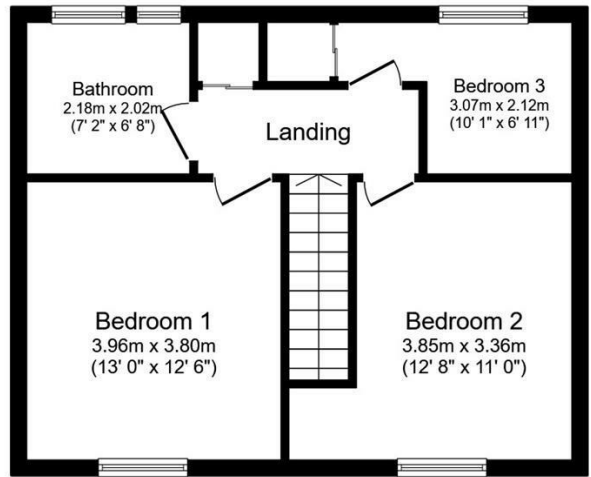
<https://www.groundstability.com/public/web/home.xhtml>

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

Floor Plan



Ground Floor

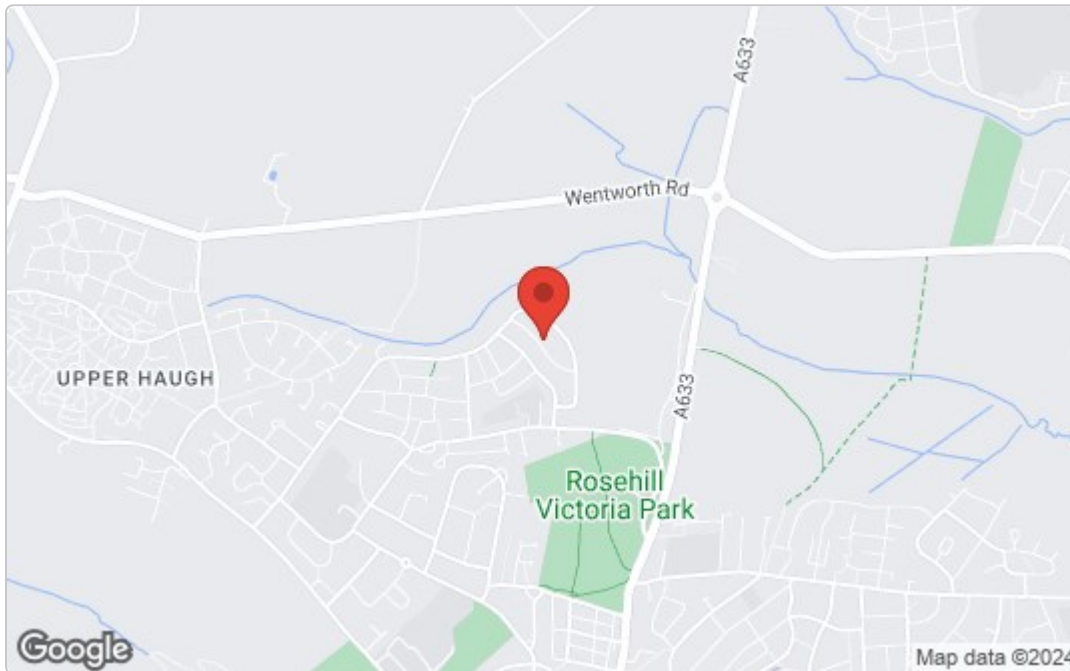


First Floor

Total floor area 87.4 m² (940 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

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 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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