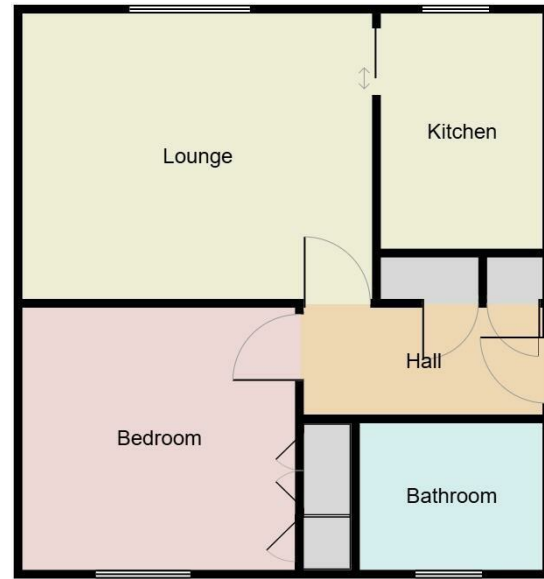


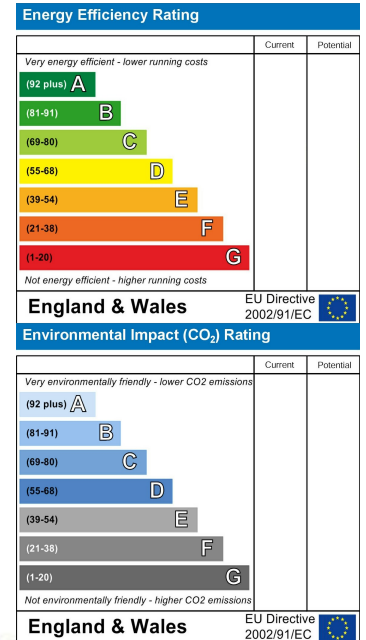
**Floor Plan**



**Area Map**



**Energy Efficiency Graph**



2, Broom Grange Broom Lane, Broom, Rotherham, S60 3EJ

**Offers In The Region Of £82,500**

A purpose-built ONE BEDROOM GROUND FLOOR FLAT in need of modernisation, forming part of a popular complex on Broom Lane.

The accommodation comprises: Entrance Hall, Lounge, Kitchen, double Bedroom and Bathroom. Communal gardens and parking. NO UPWARD CHAIN.

ry (Rotherham) Limited Ship Hill, Rotherham, South Yorkshire S60 2HG

1 E-mail: residential@merryweathers.co.uk

nsley, Doncaster, Maltby and Mexborough

ate Street, Moorgate, Rotherham S60 2EY Registered in England and Wales No. 6679044

**Residential Lettings & Management Land & New Homes Commercial Sales, Acquisitio**  
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### ENTRANCE HALL

With uPVC entrance door, airing cupboard and cloaks cupboard

### LOUNGE 13'1" x 10'11" (4 x 3.34)



With uPVC window

### KITCHEN 6'4" x 8'10" (1.95 x 2.71)



With basic units

### BEDROOM 10'2" x 9'10" (3.11 x 3)



With built-in wardrobes and uPVC window

### BATHROOM 6'9" x 5'4" (2.08 x 1.63)



### OUTSIDE

The flat stands in communal gardens with car parking space

### MATERIAL INFORMATION

Council Tax Band: A  
Tenure : Leasehold 200 years from 24/06/1970 146 years remaining

Property Type Ground floor Flat

Construction type Brick

Heating Type Gas central heating

Water Supply Mains water supply

Sewage Mains drainage

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 Off-road

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.