









welcome to

Claremont Street, Kimberworth Rotherham

£120,000 - JUST BRING YOUR THINGS AND MOVE IN - This well presented two bedroom mid terraced property is offered to market boasting spacious and modern accommodation throughout. Making the perfect purchase for the FTB this is not to be missed...CALL NOW TO VIEW!













Lounge

11' 10" x 12' 2" into chimney breast recess ($3.61m \times 3.71m$ into chimney breast recess)

Having a front facing double glazed window & door, two radiators & a gas fire.

Dining Room

11' 10" into recess x 12' 2" into recess (3.61m into recess x 3.71m into recess)

Having a rear facing double glazed window, a radiator, a feature log burner & a door to the cellar.

Kitchen

11' 7" x 6' 8" (3.53m x 2.03m)

Fitted with wall and base units housing the integrated hob, double oven & extractor fan, the microwave, fridge/freezer & washing machine with worktops housing the sink & drainer. Having a side facing double glazed window & door and a rear facing double glazed window.

Landing

Having a radiator and loft hatch.

Bedroom One

12' 1" \times 11' 10" into recess (3.68m \times 3.61m into recess) Having a front facing double glazed window and a radiator.

Bedroom Two

9' 2" x 8' 10" (2.79m x 2.69m)

Having a rear facing double glazed window and a radiator.

Bathroom

Fitted with a large freestanding bath & separate shower cubicle, a hand wash basin & a WC. Having a rear facing double glazed window, a heated towel rail & a storage cupboard.

Attic Room

A usable space accessed from the landing.

Outside

To the rear is a low maintenance yard.





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Claremont Street, Kimberworth Rotherham

- Two bedroom mid terraced property
- Spacious and modern accommodation throughout
- Ideal purchase for the FTB
- Popular location well placed to local amenities & transport links
- Low maintenance rear patio

Tenure: Freehold EPC Rating: D

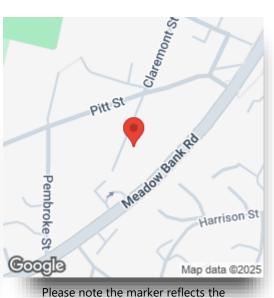
Council Tax Band: A

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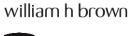


postcode not the actual property

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Property Ref: RTF116436 - 0008 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.





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