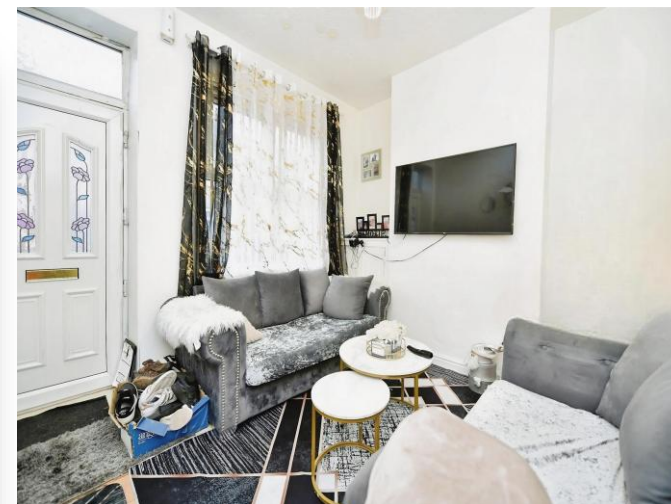




Cavendish Road, Rotherham S61 1BP

welcome to

Cavendish Road, Rotherham

£75,000 - CALLING ALL INVESTORS!!! - This two bedroom terraced property is offered to market with tenant in situ, making the ideal purchase for the investment buyer. Being well placed to local amenities & transport links. CALL TO VIEW!



Lounge

10' 3" x 11' 2" into breast recess (3.12m x 3.40m into breast recess)

Having a front facing double glazed window and door and a radiator.

Dining Room

10' 9" x 11' 3" into breast recess (3.28m x 3.43m into breast recess)

Having a rear facing double glazed window, a radiator and a storage cupboard.

Kitchen

5' 10" x 11' 1" (1.78m x 3.38m)

Fitted with wall and base units with worktops housing the sink & drainer. Having a side facing double glazed window & door, a rear facing double glazed window and a radiator.

Landing

Having a radiator and loft hatch.

Bedroom One

10' 3" x 11' 3" into breast recess (3.12m x 3.43m into breast recess)

Having a front facing double glazed window, a radiator and built in storage unit.

Bedroom Two

6' 2" x 10' 10" (1.88m x 3.30m)

Having a rear facing double glazed window and a radiator.

Bathroom

Fitted with a bath, a hand wash basin and a WC.

Having a rear facing double glazed window and a radiator.

Outside

To the rear is a large garden space with a concrete patio.

Agents Note

Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the

required identity and anti money laundering checks.



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welcome to

Cavendish Road, Rotherham

- SOLD WITH TENANT IN SITU
- Two bedroom terraced property
- Well placed to local amenities & transport links
- Ideal Investmnt purchase
- Rear garden

Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

£75,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
RTF116547 - 0003

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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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