









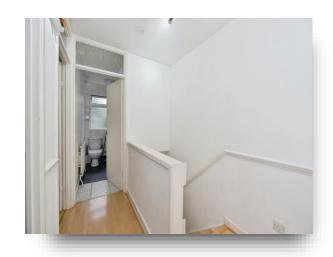
## welcome to

# **Dycott Road, Kimberworth Rotherham**

£150,000 - HOME SWEET HOME - Tucked away on a cul-de-sac position, this 3 bedroom end terraced townhouse offers the ideal purchase for the FTB. Boasting well presented accommodation ready to move straight into, a drive for ample cars & a delightful garden - CALL NOW!













#### **Entrance Porch**

Having a front facing double glazed door & two side facing double glazed windows.

#### **Entrance Hall**

Having a front facing double glazed door, a radiator & built in storage.

## Lounge

Having a rear facing double glazed window & door and a radiator.

#### **Kitchen**

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

## Landing

Providing access to the loft via hatch.

#### **Bedroom One**

Having a front facing double glazed window and a radiator.

#### **Bedroom Two**

Having a rear facing double glazed window and a radiator.

## **Bedroom Three**

Having a rear facing double glazed window & a radiator.

#### **Bathroom**

Fitted with a bath with a shower over, a hand wash basin & a WC. Having a front facing double glazed window, a radiator & a storage cupboard.

### Outside

To the rear of the property is a lawned garden enclosed with fencing.





## welcome to

# **Dycott Road, Kimberworth Rotherham**

- Three bedroom end terraced townhouse cul-de-sac location
- Popular location, well placed to amenities & transport links
- Ideal purchase for the FTB
- Enclosed rear garden

Tenure: Freehold EPC Rating: D

Council Tax Band: A

# £150,000









postcode not the actual property

## view this property online williamhbrown.co.uk/Property/RTF116640



Property Ref: RTF116640 - 0002 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 quidance 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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