



Dycott Road, Kimberworth Rotherham S61 1EX

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.



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



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
- Drive
- Enclosed rear garden

Tenure: Freehold EPC Rating: D
Council Tax Band: A

£150,000



Please note the marker reflects the 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 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.



william h brown



01709 829935



rotherham@williamhbrown.co.uk



32 Mansfield Road, ROTHERHAM, South
Yorkshire, S60 2DR



williamhbrown.co.uk