



42 Princess Road, Mexborough, S64 0AW

**Price Guide £140,000**

This two-bedroom detached bungalow is offered for sale in Mexborough and requires renovation, providing an opportunity for buyers looking to refurbish to their own specification. The accommodation currently comprises one reception room, a kitchen, two bedrooms and a bathroom. The property falls within Council Tax Band C.

Situated in Mexborough, the bungalow is well placed for access to local amenities in the town centre, including supermarkets, independent shops, cafés and everyday services along the High Street. Mexborough's local schools and healthcare facilities are within a short drive.

## Merryweathers

Merryweathers are leading Estate Agents in Rotherham, Barnsley, Doncaster, Maltby, Mexborough & the whole of South Yorkshire. Founded in 1832, the company has maintained a strong, independent tradition, and a passion for properties ever since. Whether you're looking to rent in Rotherham or move to Maltby, whether you're a Barnsley business or a first-time buyer in Doncaster or Mexborough, we've got the experience, the knowledge and the qualifications to help you progress perfectly.

## Mexborough

Mexborough is a town in the Metropolitan Borough of Doncaster in South Yorkshire, England. It lies on the estuary of the River Dearne, on the A6023 road, between Manvers and Denaby Main. Mexborough is located at the north eastern end of a dyke known as the Roman Ridge that is thought to have been constructed by the Brigantian tribes in the 1st century AD.

## Material Information

Council Tax Band - C

Tenure - Freehold

Property Type - Detached

Construction Type - Brick built

Heating Type - Gas central heating

Water Supply - Mains water supply

Sewage-Mains Drainage

Gas Type - Mains Gas

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 - Driveway

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.

## AGENT NOTES

To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply. Ask the branch for further details.

## Entrance Hallway

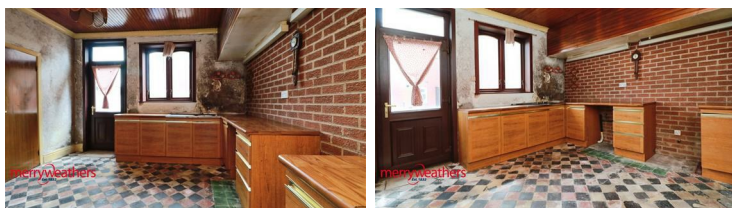
With entrance door giving access, with doors leading the accomodation

## Lounge 17'5" x 13'2" (5.32 x 4.03m)



With a front facing upvc bay window, central heating radiator and the focal point of the room being the decorative fireplace

## Kitchen 12'2" x 12'9" (3.72 x 3.89m)



Set beneath the side facing UPVC double glazed window and incorporated into the roll edge work surface is a drainer sink unit with mixer tap. The kitchen is fitted with a comprehensive range of wall, base and drawer units. With access to the pantry area.

## Master Bedroom 12'2" x 12'4" (3.72 x 3.76m)



Front facing aspect, with central heating radiator and fitted storage.

## Bedroom Two 11'3" x 11'1" (3.43 x 3.40m)



With a rear facing aspect and central heating radiator.

## Bathroom



Hosting a three piece suite comprising of a panelled bath pedestal hand wash basin and low flush WC. With central heating radiator and opaque double glazed window.

## External



To the front of the property is a driveway providing off road parking. To the rear is spacious garden, with a brick built outbuilding.

## Floor Plan



## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

[www.merryweathers.co.uk](http://www.merryweathers.co.uk)

**Merryweathers Mexborough** 14 High Street, Mexborough, Rotherham, S64 9AS

**Tel: 01709 590472** E-mail: [mexborough@merryweathers.co.uk](mailto:mexborough@merryweathers.co.uk)

**Offices also at: Rotherham & Barnsley**

Registered Office: 14-16 Ship Hill, Rotherham, S60 2HG

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