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FOR YOUR NEXT MOVE...

3 Campbell Drive, Rotherham  
£110,000

## 3 Campbell Drive

Rotherham, Rotherham

- Two Bedroom Semi Detached House
- Offered with NO ONWARD CHAIN
- Potential to add your own stamp and value
- Spacious Lounge & Kitchen / Diner
- Conservatory to Rear
- Scope To Create A Third Bedroom
- Front & Rear Gardens
- FREEHOLD | EPC: D | Council Tax Band: A



# 3 Campbell Drive

Rotherham, Rotherham

Guide Price: £110,000 to £120,000. This Two Bedroom semi detached property was originally a Three Bedroom home and offers the potential to be easily reinstated, making it a versatile option for FIRST TIME BUYERS looking to get on the property ladder, GROWING FAMILIES or INVESTORS looking for a project.

While the property would benefit from some updating, it offers great potential to add your own style and value.

The accommodation briefly comprises an entrance porch, a spacious living room with a feature fireplace, and an open plan kitchen/diner leading through to a rear conservatory. To the first floor, there is a generously sized master bedroom, a second double bedroom, and a family bathroom fitted with a corner bath.

Externally, the property benefits from both front and rear gardens, offering plenty of outdoor space with great potential.

Situated in a popular location, the property is within walking distance of local amenities, schools, Herringthorpe Valley Park and benefits from excellent transport links.

Call us today to arrange your viewing!

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## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>69</b>
(55-68) <b>D</b>	<b>58</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

England, Scotland & Wales

EU Directive  
2002/91/EC



GROUND FLOOR  
480 sq.ft. (44.6 sq.m.) approx.



1ST FLOOR  
327 sq.ft. (30.4 sq.m.) approx.



TOTAL FLOOR AREA: 807 sq.ft. (75.0 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown here are not been tested and no guarantee as to their operability or efficiency can be given.  
Made with floorplan 1/2025



**Bartons**

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