



20 Radford Close, Ravenfield, Rotherham, S65 4LD

**£240,000**

\*\*\* OFFERED FOR SALE WITH NO UPWARD CHAIN \*\*\*

An extremely well-appointed two bedroom semi-detached Bungalow occupying a corner plot on a small cul-de-sac off Braithwell Road.

The Bungalow offers gas central heating, uPVC double glazing, Conservatory and a detached brick Garage, the accommodation comprising: Front Porch, inner Hall, spacious through Lounge, Conservatory, fitted Kitchen, two Bedrooms (both with fitted furniture) and Shower Room.

The property is located within 5 minutes drive of neighbouring Wickersley whilst the close proximity of the M18 makes travelling farther afield extremely accessible.

## FRONT ENTRANCE PORCH

With composite door and inner door opening into the Hall

## INNER HALL



With radiator and cupboard housing the 'Vaillant' gas boiler

## LOUNGE 15'3" x 11'8" (4.66m x 3.57m)



With fireplace surround and electric fire, two radiators and uPVC double doors opening into the Conservatory

## CONSERVATORY 12'2" x 11'2" (3.71m x 3.41m)



With radiator and uPVC windows and double doors leading into the rear garden

## KITCHEN 11'9" x 7'8" (3.6m x 2.35m)



Having a range of fitted base and wall units incorporating a 'Blanco' ceramic sink, integrated 'Neff' gas hob with double oven beneath and high level extractor. Built-in fridge/freezer and space and plumbing for washing machine. Radiator and front facing uPVC window

## BEDROOM ONE 11'8" x 8'11" (3.58m x 2.74m)



With fitted bedroom furniture including wardrobes and bedside cabinets and drawer unit. Radiator and rear facing uPVC window

## BEDROOM TWO 8'11" x 8'8" (2.73m x 2.65m)



With built-in wardrobes to one wall, radiator and front facing uPVC bow window

## BATHROOM 6'7" x 6'0" (2.02m x 1.83m)



With corner shower cubicle, vanity wash basin and close coupled W.C. Tiling to the walls, radiator and uPVC opaque window

## OUTSIDE



The bungalow occupies a corner plot with lawned front garden and shrub beds and borders. To the rear is an enclosed lawn with stone flagged paved patio. Behind the garden is a single brick Garage with driveway providing additional off-road parking.

### MATERIAL INFORMATION

Council Tax Band - C

Tenure - Freehold

Property Type - Semi detached bungalow

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 - Drive and Garage

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.

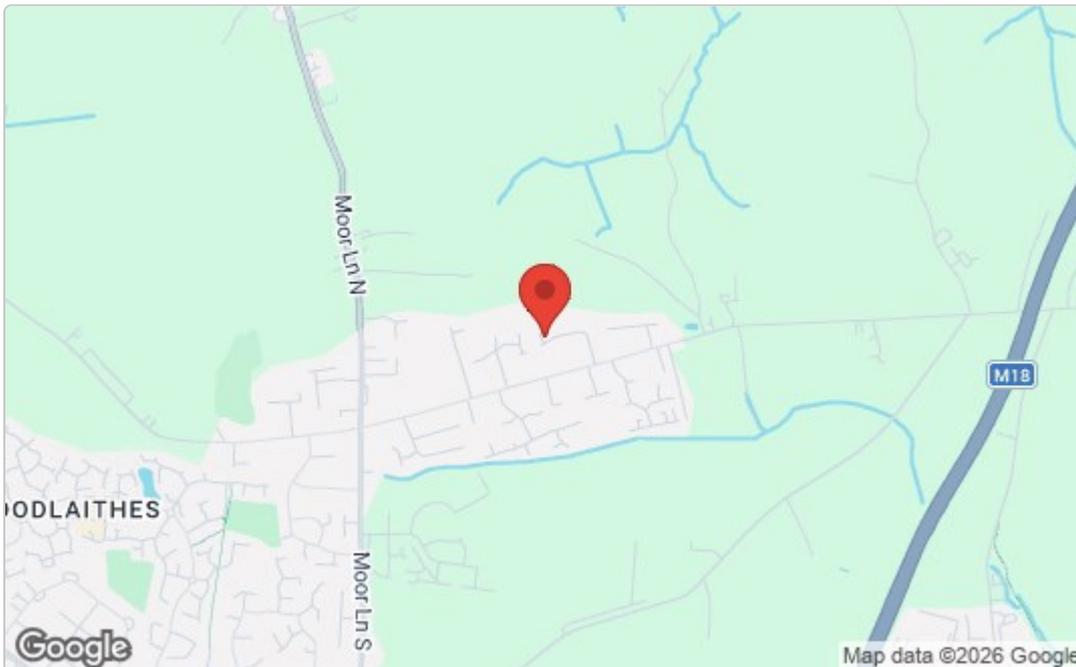
<https://www.groundstability.com/public/web/home.xhtml>

We advise all clients to discuss the above points with a conveyancing solicitor.

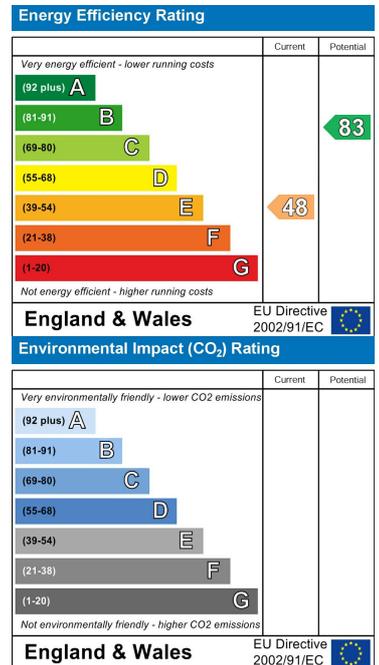
## Floor Plan



## Area Map



## Energy Efficiency Graph



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.

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