

## Floor Plan



merryweathers  
Est. 1832

Total Area: 74.3 m<sup>2</sup> ... 800 ft<sup>2</sup>

## Area Map



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

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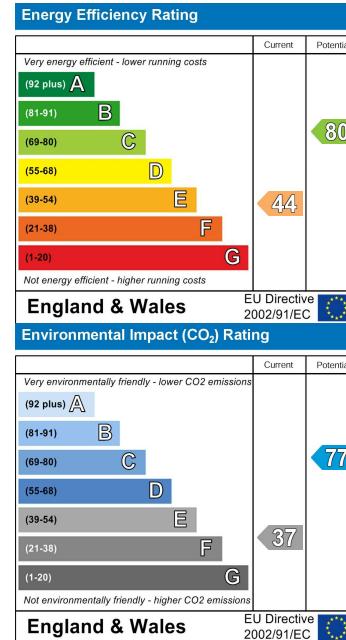
Registered Office: 14-16 Ship Hill, Rotherham, S60 2HG  
Registered in England and Wales No. 6679044



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Est. 1832



## Energy Efficiency Graph



87 Cambridge Street, Clifton, Rotherham, S65 2ST

**£700 Per Calendar Month**

What a perfect location for access to town centre amenities and attractions. Ready to move into is this recently decorated property. Also having some new carpets. Perfectly positioned on the outskirts of Rotherham meaning excellent for transport links to motorway and bus routes. With schools just around the corner this is ideal. Call us today to arrange a viewing.

## Lounge 14'2" x 11'6" (4.32 x 3.51)



Front facing UPVC door provides access. newly decorated and laminate floor covering. The focal point to the room is the fireplace incorporating Louis style surround with marble finish back and hearth and fitted gas fire. Coving to the ceiling and door leads to the Inner Lobby.

### Inner lobby

With stairs rising to the first floor landing.

## Dining Kitchen Area 14'2 x 6'6 14'2 x 5 (4.32m x 1.98m 4.32m x 1.52m)



This is a raised area from the kitchen with laminate floor covering new decoration, central heating radiator and door giving access to the cellar. Two steps lead down to the kitchen area.

Set beneath the rear facing double glazed window and incorporated into the roll edge work surfaces is a single drainer sink unit with mixer tap, stainless steel gas hob with split level electric oven. There are wall, base and drawer units, space and plumbing for a washing machine and rear facing double glazed opaque door to the rear yard area.

### First floor landing

Providing access to:-

## Bedroom One 14'2" x 11'6" (4.34 x 3.51)



Front facing double glazed window, laminate floor covering, central heating radiator and telephone connection point. Built in storage cupboard, which has access to loft area.

## Bedroom two 12'0" x 8'0" (3.66 x 2.46)



Rear facing double glazed window, central heating radiator and telephone connection point. Laminate floor covering, coving to ceiling.

## Bathroom



Fitted with a white three piece shell design suite comprising panelled bath with low level WC and pedestal wash hand basin. Rear facing double glazed opaque window. Built in airing cupboard, half height tiling to the walls and central heating radiator.

## External



To the front of the property is a footgate to the enclosed forecourt with small garden area and to the rear is an enclosed yard.

## Tenancy Information

Rent: £700.00

Bond: £805.00

Holding Deposit: £161.00

EPC Rating: E

Council Tax Band: A

Property Type: Mid Terrace property

Tenure: Freehold

Parking Type: Street Parking

Restrictions: N/A

Construction Type: Standard

Heating Type: Gas Combi

Water Supply: Mains

Sewage: Mains

Gas Type: Mains

Electricity Supply: Mains  
Building Safety: N/A  
Rights and Easements: N/A

Flooding: Low

All tenants are advised to visit the Government website to gain information on flood risk.  
<https://check-for-flooding.service.gov.uk/find-location>

Mobile/Broadband Coverage: All tenants 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>

Planning Permissions: N/A

Accessibility Features: N/A

Coal Mining Area: South Yorkshire is a coal mining area  
All tenants 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>