



Oliver Street

, Mexborough S64 9NW

- TWO BEDROOMS
- COOKING FACILITIES
- GREY FLOORING
- ENCLOSED GARDEN
- MODERN KITCHEN
- NEUTRAL DECOR
- COMBI BOILER HEATING
- EPC RATING D

£625 Per Calendar Month





Location

GROUND FLOOR ACCOMMODATION

uPVC double glazed and panelled doorway opens into:

LOUNGE

12'1" * 12'0"

uPVC double glazed window to front elevation. Laminate wood effect flooring. Double panelled central heating radiator.

INNER LOBBY

Stairs to first floor landing.

KITCHEN

12'2" * 12'1"

uPVC double glazed window to rear elevation. Range of wall and base units with roll edged work surfaces. Built in cooking facilities comprising of electric oven and hob. Single drainer sink unit with mixer tap. Space and plumbing for an automatic washing machine. Doorway to cellar. Double panelled central heating radiator. Wall mounted boiler. uPVC double glazed and panelled doorway to rear elevation.

FIRST FLOOR ACCOMMODATION

LANDING

Stairs from Inner lobby.

BEDROOM ONE

12'1" * 12'0"

uPVC double glazed window to front elevation. Storage cupboard off. Double panelled central heating radiator.

BEDROOM TWO

8'8" * 6'10"

uPVC double glazed window to rear elevation. Double panelled central heating radiator.

BATHROOM

12'0" * 4'11"

uPVC double glazed window to rear elevation. Suite in white comprising of bath, low flush WC and hand wash pedestal basin. Heated towel rail.

OUTSIDE AND GARDENS

To the rear is a yard area. Pedestrian access gate to the rear.

VIEWINGS

By appointment only with Churchills call 01709 582880 or email info@churchillsestateagents.com.

IMPORTANT INFORMATION

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. These particulars do not constitute part or all of an offer or contract. 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. 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. Where an EPC is held for this property, it is available for inspection at the branch by appointment. If you require a Valuation or Home Buyers Report, then 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. 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.

MEASUREMENTS

Prospective purchasers attention is drawn to the fact that measurements quoted in these particulars are approximate overall sizes only. They should not be relied upon for any carpet measurements.

ELECTRICITY AND HEATING SUPPLIER

Electricity is supplied by Mains Supplier
Heating is gas and supplied by Mains Supplier

WATER SUPPLIER AND SEWERAGE

Water and sewerage services are supplied by Mains Supplier

MOBILE COVERAGE

Current mobile coverage for indoors is LIMITED and outdoors is classed as LIKELY to be ok according to Ofcom.

BROADBAND

The property broadband speed is excellent with fibre broadband available.

Local Authority Doncaster
Council Tax Band A
EPC Rating D

Churchills Lettings Office

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Contact

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.