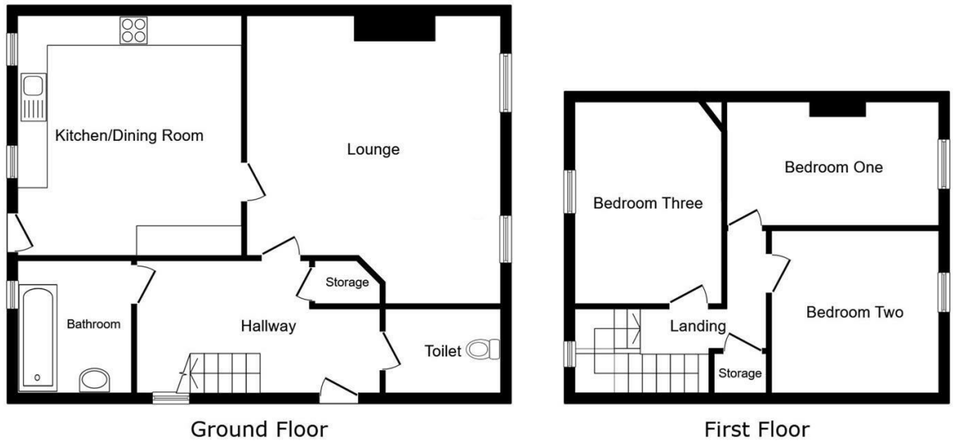
Floor Plan

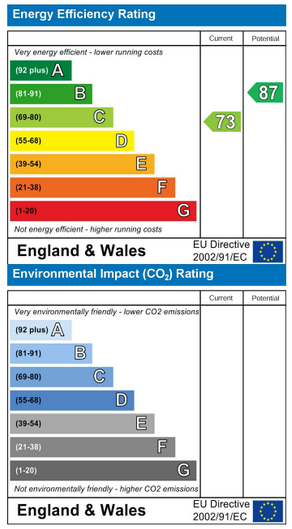


This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Area Map



Energy Efficiency Graph



merryweathers Est. 1832









22 Marlowe Drive, Herringthorpe, Rotherham, S65 2JF

£825 Per Calendar Month

Welcome to this charming, semi-detached house located on Marlowe Drive in the desirable area of Herringthorpe, Rotherham. This delightful property is now available and offers a wonderful opportunity for families or professionals seeking a comfortable home.

The house features three well-proportioned bedrooms, an inviting reception room, ground floor bathroom with a separate W.C. Having been recently decorated, the interior creates a fresh atmosphere throughout.

One of the standout features of this property is the large rear garden, which offers a fantastic outdoor space for children to play, gardening enthusiasts to indulge their passion, or simply for enjoying the fresh air during the warmer months.

This home is ideally situated with various amenities nearby, ensuring that daily necessities are easily accessible.

A deposit guarantee scheme option is available, making the renting process more manageable, so do not miss the chance to make this lovely house your new home.

www.merryweathers.co.uk

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The Property Ombudsman

mw Est. 1832

Hallway 6'7" x 7'2" (2.02 x 2.19)
With UPVC double glazed entrance door, central heating radiator and stairs rise to the first floor.

Ground Floor W.C 2'9" x 6'2" (0.84 x 1.90)
With a side facing UPVC double glazed window and low flush w.c.

Ground Floor Bathroom 5'2" x 5'9" (1.59 x 1.76)



With a two-piece suite comprising panel bath with thermostatic shower above and a wash hand basin. Fully tiled walls, rear facing UPVC double glazed opaque window and vinyl floor covering.

Lounge 15'10" x 12'2" (4.85 x 3.72)



With two front facing UPVC double glazed windows providing natural lighting. Central heating radiator.

Kitchen 8'5" x 12'9" (2.57 x 3.91)
With a range of fitted units comprising wall, base and glazed units with roll edge worktops which are set below two rear facing UPVC double glazed windows. Cooking facilities include a four-ring gas hob with gas oven below and integrated appliances to include a fridge/freezer and there is plumbing for automatic washing machine. A rear facing UPVC entrance door leads to the rear enclosed garden.

First Floor Landing 11'8" x 6'11" (3.57 x 2.12)
With side facing UPVC double glazed window and storage housing the combination boiler. Loft access.

Bedroom One 8'10" x 12'2" (2.70 x 3.72)



With front facing UPVC double glazed window and central heating radiator.

Bedroom Two 9'10" x 9'0" (3.01 x 2.75)



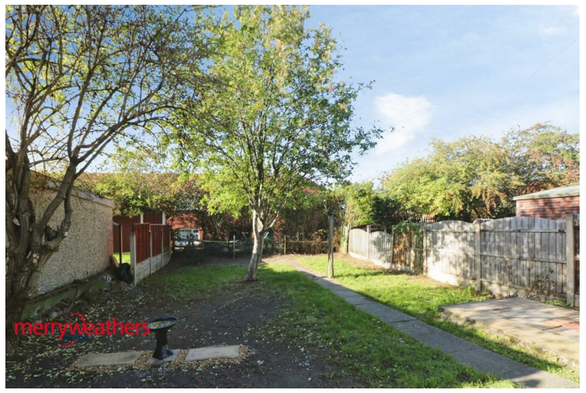
With front facing UPVC double glazed window and central heating radiator.

Bedroom Three 8'6" x 12'10" (2.60 x 3.93)



Rear facing UPVC double glazed window and central heating radiator.

External



To the rear of the property is a larger than usual lawned garden with borders hosting a variety of plants and shrubs with mature trees. On-road parking is available upon Marlowe Drive.

Tenancy Information
Rent: £825.00
Deposit: £951.00 or Reposit Guarantee Scheme
Holding Deposit: £190.00
EPC Rating: C
Council Tax Band: A
Property Type: Semi-Detached House
Parking Type: On Street
Restrictions: N/A
Construction Type: Standard
Heating Type: Gas Central Heating
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