



**Dovercourt Road, Rotherham S61 1SQ**

**welcome to**

**Dovercourt Road, Rotherham**

£80,000 - INVEST YOUR MONEY WISELY - Offered to market is this three bedroom mid terraced property making the ideal purchase for the FTB/investors alike. CALL NOW TO ARRANGE YOUR VIEWING!!!



**Lounge**

Having a front facing double glazed window & a radiator.

**Kitchen**

Fitted with wall & base units, with worktops housing the sink & drainer. There is space for a cooker, fridge/freezer & washing machine. Having a rear facing window.

**Bedroom One**

Having a front facing double glazed window & a radiator.

**Bedroom Two**

Having a rear facing double glazed window & a radiator.

**Bedroom Three**

Having a rear facing window & a radiator.

**Bathroom**

Fitted with a bath with a shower, a hand wash basin & a WC. Having a side facing window.

**Outside**

To the rear is a lawned garden & a patio.



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welcome to

## Dovercourt Road, Rotherham

- Three bedroom mid terraced property
- Spacious accommodation throughout
- Well placed to local amenities & transport links
- On street parking
- Rear garden

Tenure: Leasehold EPC Rating: D

Council Tax Band: A Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

# £80,000



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1. 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. 2. These particulars do not constitute part or all of an offer or contract. 3. 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. 4. 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. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. 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. 7. 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.



Property Ref:  
RTF116967 - 0002



Please note the marker reflects the postcode not the actual property



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