



Doncaster Road, East Dene Rotherham S65 2UE

welcome to

Doncaster Road, East Dene Rotherham

£80,000-£90,000 - CALLING ALL INVESTORS!!! - This two bedroom mi terraced property is offered to market with tenant in situ, making the ideal purchase for the investment buyer. Being well placed to local amenities & transport links. CALL TO VIEW!



Lounge

9' 11" x 13' 3" into stairs recess (3.02m x 4.04m into stairs recess)

Having a front facing double glazed window and door and a radiator.

Kitchen

12' 6" x 13' 1" (3.81m x 3.99m)

Fitted with wall and base units housing with worktops housing the sink & drainer. Having a rear facing double glazed window and door, a radiator and a built in storage cupboard.

Landing

Having a built in storage cupboard and loft access.

Bedroom One

9' 11" x 10' 1" into breastrecess (3.02m x 3.07m into breastrecess)

Having a front facing double glazed window, a radiator and a built in storage cupboard.

Bedroom Two

6' 10" x 13' (2.08m x 3.96m)

Having a rear facing double glazed window and a radiator.

Bathroom

Fitted with a bath with a shower over, a hand wash basin and a WC. Having a rear facing double glazed window and a radiator.

Outside

To the front of the property is a yard.

To the rear of the property is a concrete yard with a generous sized garden space and two outbuildings providing storage.



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welcome to

Doncaster Road, East Dene Rotherham

- SOLD WITH TENANT IN SITU
- Two bedroom mid terraced property
- Well placed to local amenities & transport links
- Ideal investment purchase
- Rear garden

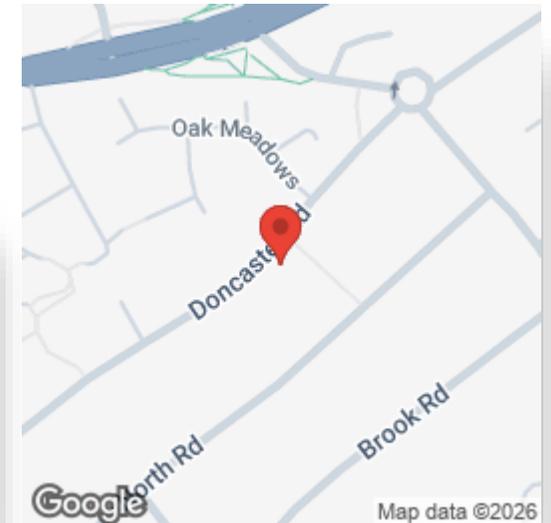
Tenure: Leasehold EPC Rating: D

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.

£90,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
RTF115601 - 0007

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.

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