







2 March Flatts Villas March Flatts Road, Thrybergh, Rotherham, S65 4HJ

£785 Per Calendar Month

This delightful townhouse is now available for rent. This property boasts two well-proportioned bedrooms, offering ample space for individuals or small families seeking comfort and convenience.

Newly decorated throughout, the home exudes a fresh and modern feel, ready for you to move in. One of the standout features of this property is the spectacular views to the rear, providing a serene backdrop that enhances the overall living experience.

For those with a vehicle, off-street parking is available for at least one car, adding to the convenience of this lovely home. Additionally, the property benefits from excellent public transport links, making it easy to commute to nearby areas or explore the local amenities.

This townhouse is an ideal choice for anyone looking to enjoy a comfortable lifestyle in a well-connected location. Don't miss the opportunity to make this charming property your new home.

Entrance Hallway
With stairs rising to first floor, ground floor W.C. Central heating radiator. Doors open to lounge and kitchen.

Kitchen 10'10" x 6'2" (3.31m x 1.88m)
Fitted with Modern base and wall units, worktops and splashbacks.. Newly fitted integrated electric oven, gas hob , extractor fan and sink unit. Front UPVC window. Space for washing machine and fridge/freezer. New flooring.

Open Plan Lounge/ Dining area 17'5" x 13'3" (5.32m x 4.05m)
With rear UPVC double glazed Patio doors overlooking garden and fields beyond. UPVC double glazed windows. Gas central heating radiator and laminate flooring.

Ground Floor W.C. 6'3" x 2'11" (1.91m x 0.89m)
Modern suite with low flush W.C. wash hand basin and front UPVC window.

First Floor
Stairs rise to first floor landing. Access to partially boarded loft with loft ladder and lighting. Doors open to two bedrooms and bathroom. New carpets.

Bedroom One 13'3" x 10'0" (4.04m x 3.07m)
Large Carpetted bedroom. UPVC window and gas central heating radiator.

Bedroom Two 13'3" x 10'6" (4.06m x 3.22m)
Large carpetted bedroom UPVC window, field view and gas central heating radiator. Storage cupboard.

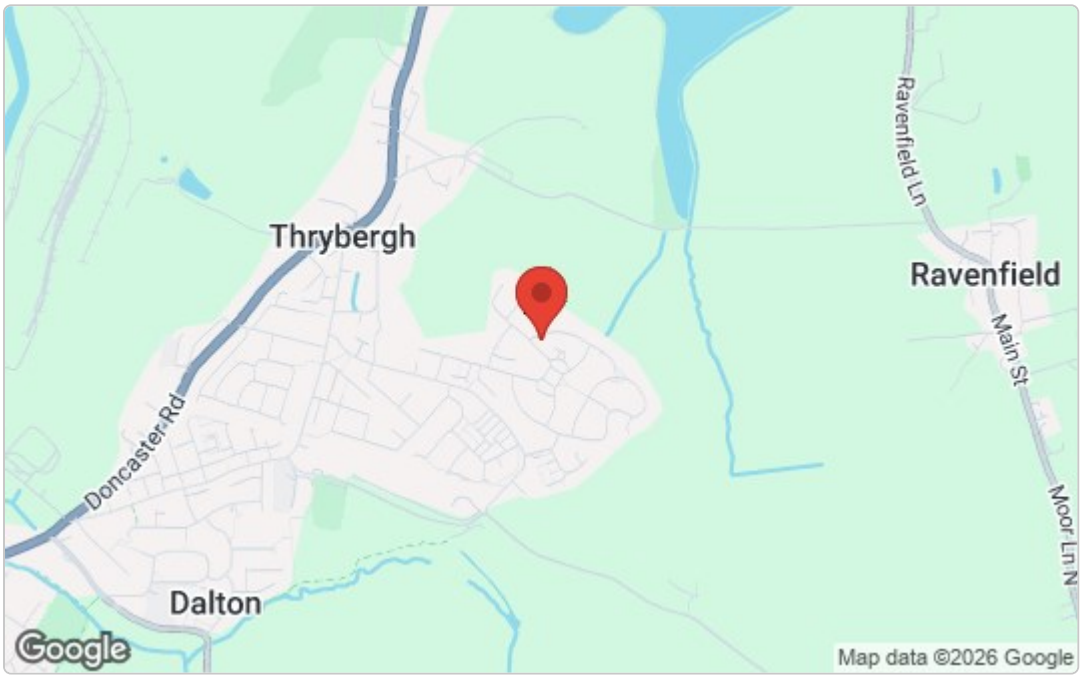
Bathroom 8'11" x 5'7" (2.73m x 1.71m)
Comprising of suite in white, comprising of bath, sink and low flush W.C. Partial tiling and heated towel rail.

External
Front driveway and path leads to front door. Rear enclosed garden with fencing and borders. Mainly laid to lawn with patio area and spectacular views overlooking fields.

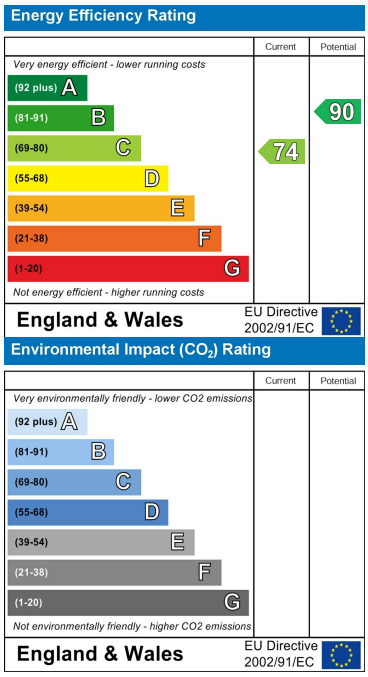
Tenancy Information
Tenure: Freehold
Rent: £785.00
Deposit: £905.00
Holding Deposit: £181.00
EPC Rating: C
Council Tax Band: A
Property Type: Mid Terrace House
Parking Type: Private Driveway
Restrictions: N/A
Construction Type: Standard
Heating Type: Gas Central Heating
Water Supply: Mains
Sewage: Mains
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

Floor Plan

Area Map



Energy Efficiency Graph



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