merryweathers
Est. 1832









Flat 21, 291 Kimberworth Road, Kimberworth, Rotherham, S61 1HF

£180,000

A superbly appointed two bedroom/two bathroom ground floor apartment forming part of a small, modern development adjoining Bradgate Park.
The property offers spacious accommodation complimented by gas central heating, uPVC double glazing and allocated parking. The accommodation briefly comprises: fitted Kitchen, spacious Lounge, two double Bedrooms (one with En-Suite) and master Bathroom.

KITCHEN 13'6" x 11'7" (4.12 x 3.55)





Having an extensive range of Oak base and wall units with inset 'Blanco' ceramic sink set beneath the uPVC window enjoying views of Bradgate Park. Integrated gas hob with extractor hood and electric double oven to one side. Built-in fridge/freezer and plumbing for washing machine. Radiator, inset ceiling downlighters and tiled floor. Wall-mounted gas combination boiler. uPVC glazed door with window to one side

INNER HALL

With radiator, loft hatch and fitted cloaks cupboards

LOUNGE 16'2" x 14'6" (4.93 x 4.44)



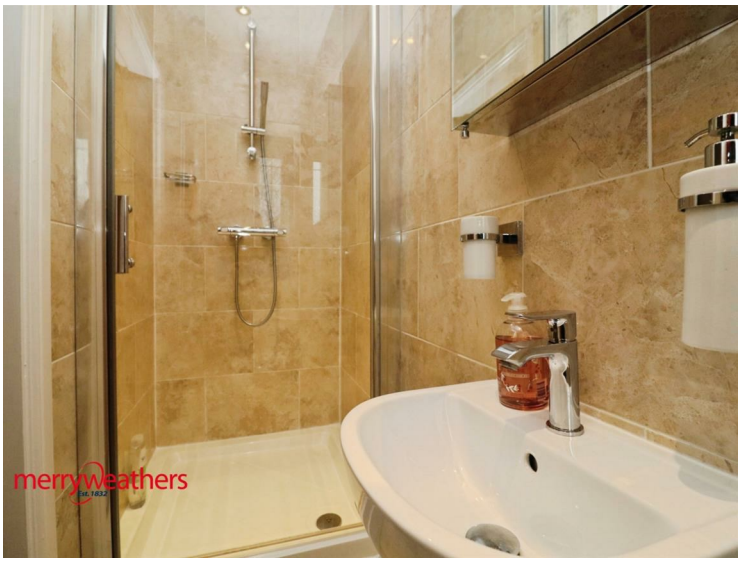

With uPVC double doors opening to the communal lawned garden, additional uPVC window and radiator

BEDROOM 11'5" x 10'9" (3.5 x 3.3)




With uPVC window, radiator and built-in storage cupboard

EN-SUITE 8'11" x 2'11" (2.74 x 0.9)



With white suite comprising a shower cubicle, pedestal wash basin and W.C. Heated towel rail and tiling to the walls and floor.

BEDROOM 11'8" x 13'0" (3.58 x 3.98)




With radiator and uPVC window. Fitted wardrobes to two walls with bedside cabinets and matching dressing table unit.

BATHROOM 7'1" x 7'6" (2.17 x 2.3)



With freestanding bath, pedestal wash basin and W.C. and contrasting tiling to the walls and floor. Radiator/heated towel rail.

OUTSIDE

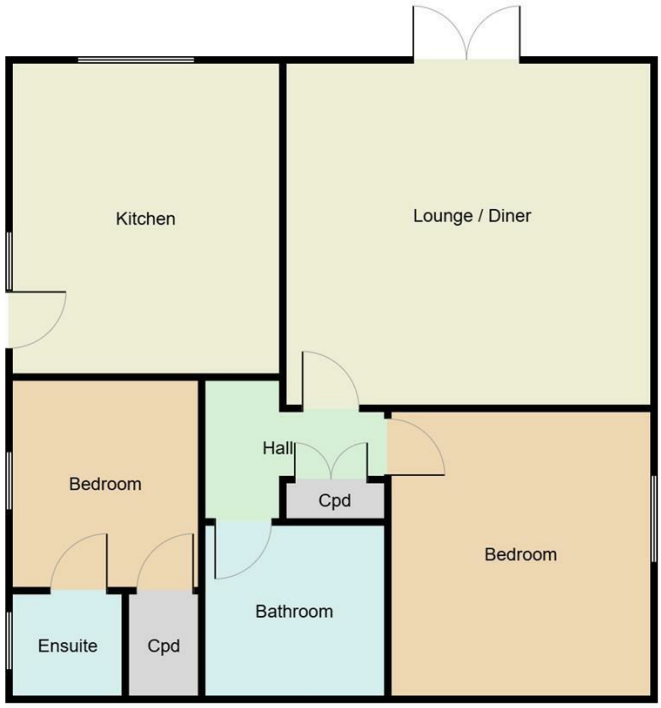
Directly to the rear of the property is an allocated lawned

garden adjoining Bradgate Park. A path leads to the car parking area with allocated space and additional visitor parking.

MATERIAL INFORMATION

Council Tax Band A
Tenure Leasehold
Property Type Single storey ground floor apartment
Construction type Brick
Heating Type Gas central heating
Water Supply Mains water supply
Sewage Mains drainage
Gas Type Mains Gas
Electricity Supply Mains Electricity
All buyers 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
Parking type Allocated parking
Building safety N/A
Restrictions N/A
Rights and easements N/A
Flooding – LOW
All buyers are advised to visit the Government website to gain information on flood risk. https://check-for-flooding.service.gov.uk/find-location
Planning permissions N/A
Accessibility features N/A
Coal mining area South Yorkshire is a mining area
All buyers 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
AGENT NOTES
To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply. Ask the branch for further details.

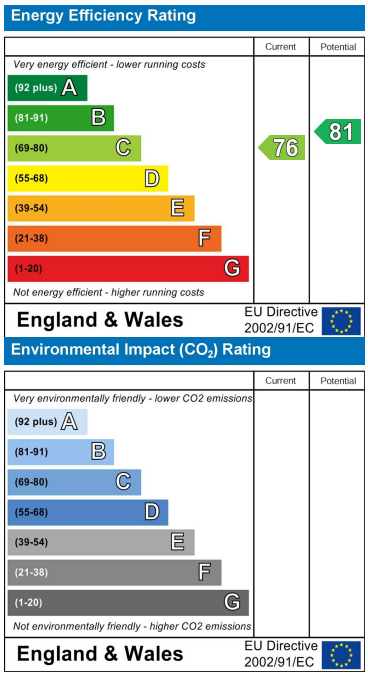
Floor Plan



Area Map



Energy Efficiency Graph



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