



50 Ewers Road, Kimberworth, Rotherham, S61 1EZ

**Price Guide £140,000**

\*\*\*GUIDE PRICE £140,000- £150,000\*\*\*

Offered for sale with NO CHAIN is this three bedroom terrace property with TWO RECEPTION ROOMS.

The property briefly comprises of a lounge, dining room and kitchen. There are three good sized bedrooms and a bathroom. There is a small buffer garden to the front and to the rear is an enclosed garden area. Ideal for a variety of buyers. Viewings are by appointment only.

## Entrance

Property is accessed via a double glazed door.

## Lounge 12'1" x 11'10" (3.70 x 3.62)



Having two double glazed windows, a radiator and a feature fire place.

## Dining Room 12'1" x 11'10" (3.70 x 3.63)



Having a double glazed window, a radiator and a door leading into the cellar.

## Kitchen 8'10" x 8'3" (2.70 x 2.54)



Having a range of wall and base units with a sink unit, ceramic hob and oven, space for washing machine, door to the rear garden and a double glazed window overlooking the rear garden.

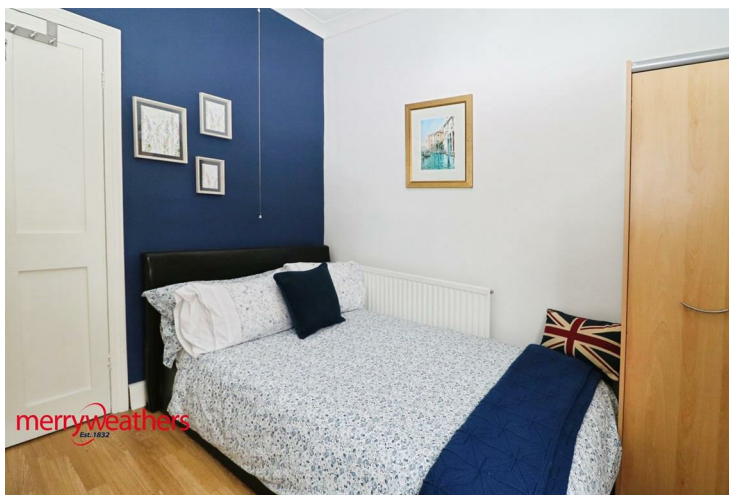
## First Floor Landing

### Bedroom One 11'10" x 15'8" (3.62 x 4.78)



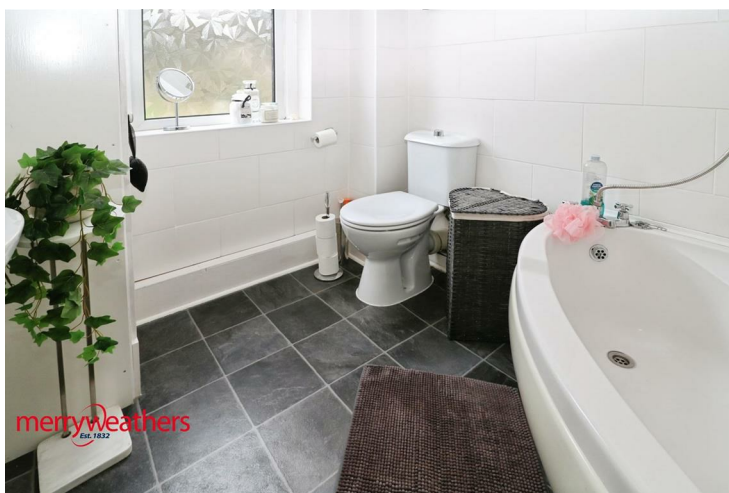
Having three double glazed windows, a radiator, stripped floor boards, shower cubicle and a hand wash basin.

### Bedroom Two 9'5" x 8'10" (2.88 x 2.70 )



Having a double glazed window, a radiator and laminate flooring.

## Bathroom



Having a double glazed window, a radiator, corner bath, hand wash basin and low flush w.c.

## Bedroom Three 16'7" x 11'10" (5.07 x 3.63)



Having to sky lights and two radiators.

## Outside



Having a lower area with steps leading to a raised garden area.

## Material Information

Council Tax Band A

Tenure Freehold

Property Type Terrace

Construction type Brick built

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 On street

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

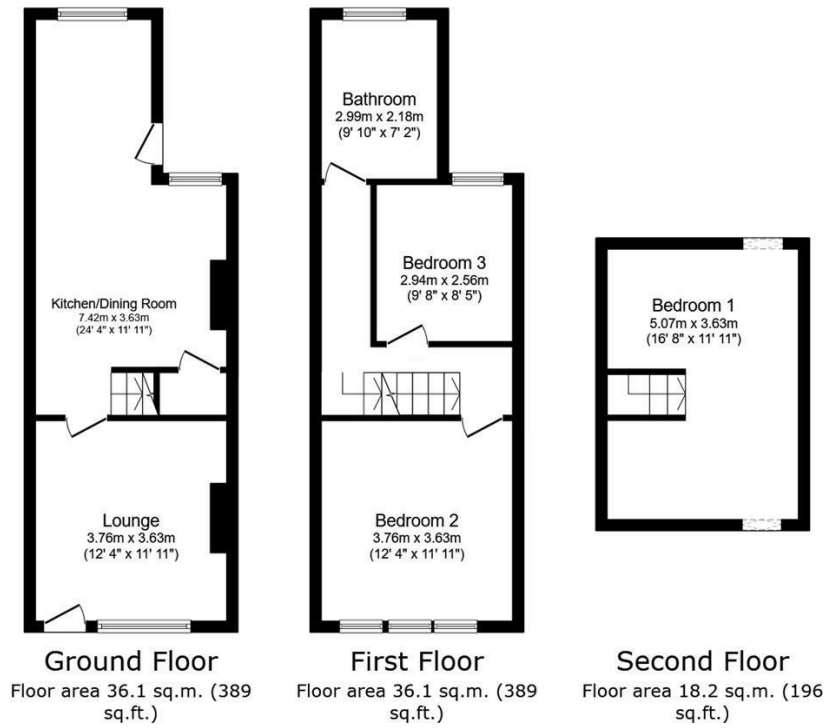
Accessibility features N/A

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>

## Floor Plan



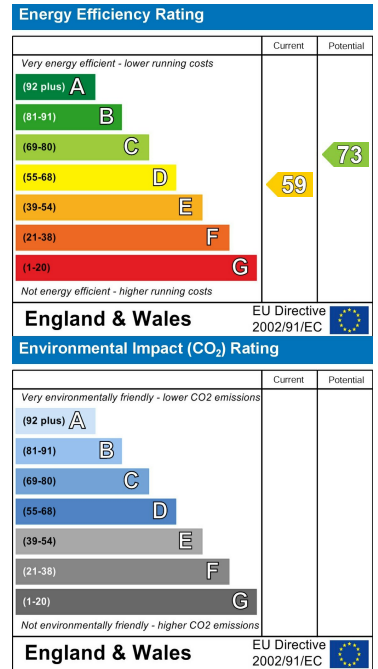
Total floor area: 90.4 sq.m. (974 sq.ft.)

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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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