



38 Carr View Road, Kimberworth, Rotherham, S61 2BJ

£175,000

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We are acting in the sale of the above property and have received an offer of £ 175,000 on the above property.

Any interested parties must submit any higher offers in writing to the selling agent before exchange of contracts takes place

THREE BEDROOM DETACHED HOUSE OFFERED FOR SALE WITH NO UPWARD CHAIN. GAS CENTRAL HEATING AND uPVC DOUBLE GLAZING. Lounge, Dining Kitchen, 3 Bedrooms, Bathroom. Gardens with drive and single Garage.

HALL

With uPVC door and radiator

LOUNGE 14'5" x 12'1" (4.4 x 3.7)



With uPVC window and radiator

KITCHEN 15'1" x 10'2" (4.6 x 3.1)



With a range of fitted base and wall units with Island worktop, downstairs cupboard. Rear facing uPVC patio doors and window

LANDING

FRONT BEDROOM 13'3" x 8'8" (4.06 x 2.66)



With uPVC window and radiator

REAR BEDROOM 11'8" x 8'9" (3.56 x 2.67)



With uPVC window and radiator

FRONT BEDROOM 9'4" x 5'10" (2.85 x 1.8)



With uPVC window and radiator

BATHROOM 6'6" x 6'2" (2 x 1.88)



With white suite incorporating a shower cubicle

OUTSIDE



A drive leads past the front garden to the single detached sectional Garage with lawn to one side

MATERIAL INFORMATION

Council Tax Band - C

Tenure - Leasehold-299 years from 25/03/1971

Property Type - Detached House

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 - Drive and Garage

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.

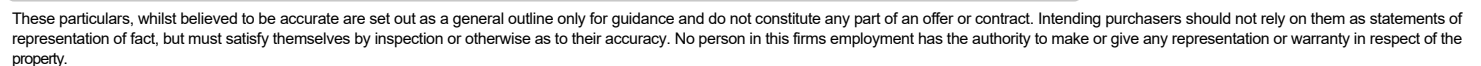
<https://www.groundstability.com/public/web/home.xhtml>

We advise all clients to discuss the above points with a conveyancing solicitor.

Area Map

[illegible]

Energy Efficiency Graph



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>		63	78
England & Wales		EU Directive 2002/91/EC 	
Environmental Impact (CO ₂) Rating			
		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales		EU Directive 2002/91/EC 	

Registered Office: 14-16 Ship Hill, Rotherham, S60 2HG
Registered in England and Wales No. 6679044

