



Oxley Grove, Rotherham S60 2RZ

welcome to

Oxley Grove, Rotherham

£195,000 - HOME SWEET HOME - Situated in this well established residential area is this Three Bedroom mid terraced property making the ideal purchase for the FTB/family buyers alike. An internal inspection is highly recommended to appreciate the accommodation available...CALL TO VIEW!!!



Agents Note

"Under the terms of the Estate Agency Act 1979 (section 21) please note that the vendor of this property is an Employee of the Connells Group of companies".

Entrance Hall

Having a front facing double glazed door.

Lounge

Having a front & rear facing double glazed window & two radiators.

Dining Room

Being open plan into the kitchen having a front facing double glazed window & radiator.

Kitchen

Fitted with wall & base units housing the integrated hob & oven with worktops housing the sink & drainer. There is also space for a fridge/freezer & washing machine. Having a rear facing double glazed window & door & radiator.

Landing

Having a rear facing double glazed window & access to the loft.

Bedroom One

Having a front & rear facing double glazed window & radiator.

Bedroom Two

Having a front facing double glazed window & radiator.

Bedroom Three

Having a front facing double glazed window & radiator.

Bathroom

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

Outside

To the front of the property is a drive providing off road parking & a good sized lawned garden.

To the rear is an enclosed lawned garden.



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welcome to

Oxley Grove, Rotherham

- Three bedroom mid terraced property
- Spacious & well presented throughout
- Ideal purchase for the FTB/family buyer
- Driveway providing off road parking
- Front & rear gardens

Tenure: Freehold EPC Rating: Awaited
Council Tax Band: A

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£195,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
RTF117516 - 0003

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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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