



2 Vesey Street, Rawmarsh, Rotherham, S62 6DH

**£300,000**

A superbly presented THREE BEDROOM VICTORIAN VILLA which can be sold FULLY FURNISHED offering well-proportioned and versatile accommodation which will only become apparent at the time of inspection. The property combines much of the original character with modern day features including GAS CENTRAL HEATING, uPVC DOUBLE GLAZING, EN SUITE TO THE MASTER BEDROOM, DOUBLE GARAGE AND AN ENCLOSED REAR COURTYARD GARDEN.

The spacious accommodation briefly comprises: reception Hall, bay windowed Lounge, separate Dining Room, large Kitchen/Diner, Study/Library. Three first floor Bedrooms (with En-Suite to the Master) and family Bathroom. A large Loft offers further potential to enhance the accommodation if required.

To the side is a double width drive leading to the DETACHED DOUBLE GARAGE with attached Snug/Entertaining Room. The enclosed rear garden has recently been remodelled having a paved patio/seating area with brick Store and W.C.

## RECEPTION HALL

LOUNGE 16'4" x 13'1" (5 x 4)



With large front facing bay window and feature fireplace surround with inset wood burning stove

DINING ROOM 19'4" x 13'1" (5.9 x 4)



Presently utilised as a Games/Entertaining room and having a period Slate fireplace surround, twin aspect picture windows

KITCHEN/DINER 20'0" x 12'5" (6.1 x 3.8)



Having a range of Pine units with 'Belfast' sink set beneath the rear facing window. Recessed cooking range with ovens beneath. Slate flooring

STUDY/LIBRARY 21'3" x 6'6" (6.5 x 2)



With continued slate flooring, rear facing window and double doors opening into the Garden

CELLAR 13'5" x 11'1" (4.1 x 3.4)

FIRST FLOOR LANDING

FRONT BEDROOM ONE 14'5" x 13'9" (4.4 x 4.2)



Having built-in wardrobes to one wall

EN-SUITE



With corner shower cubicle, pedestal wash basin and W.C. Tiling to the walls and floor

REAR BEDROOM TWO 13'1" x 12'5" (4 x 3.8)



FRONT BEDROOM THREE 14'9" x 12'5" (4.5 x 3.8)



FAMILY BATHROOM 13'1" x 6'6" (4 x 2)



With Jacuzzi bath, vanity wash basin and W.C. and tiling to the walls to half height

SECOND FLOOR LOFT ROOM 33'9" x 7'10" (10.3 x 2.4)

Comprised of 3 rooms running the width of the house and ideally suited to form additional living accommodation if so required.

## OUTSIDE



To the rear is an enclosed courtyard garden with large paved seating area and outside W.C. and storeplace

### **DOUBLE GARAGE 16'0" x 13'9" (4.9 x 4.2)**

Accessed by a double width drive

### **SNUG 16'0" x 12'1" (4.9 x 3.7)**



An excellent entertaining room/Office.

### **MATERIAL INFORMATION**

Council Tax Band C

Tenure Freehold

Property Type End terraced Villa

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 Parking and double 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>

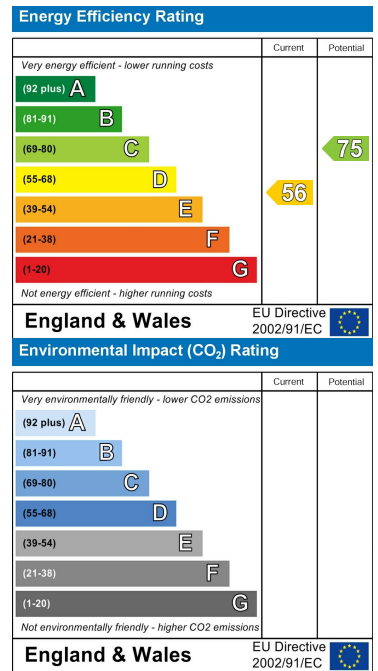
## Floor Plan



## Area Map



## Energy Efficiency Graph



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