



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

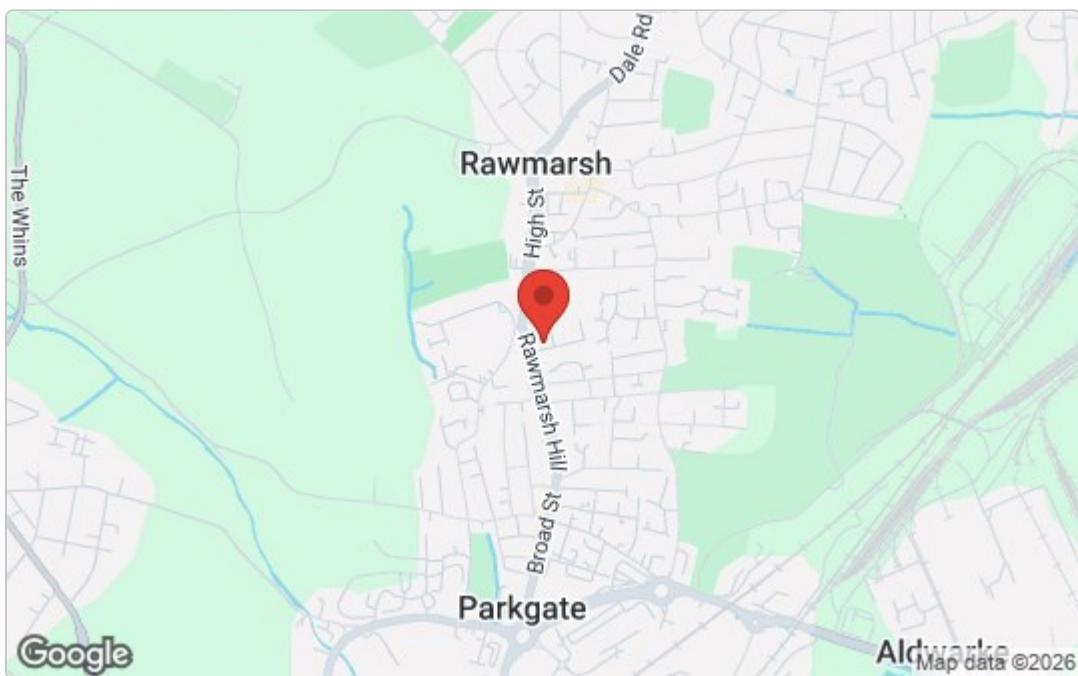
All buyers are advised to check the Coal Authority website to gain more information on if this property is affected by coal mining.

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

## Floor Plan



## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC		

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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