

206 Hague Avenue, Rawmarsh, Rotherham, S62 7PR

**Offers In The Region Of £195,000**

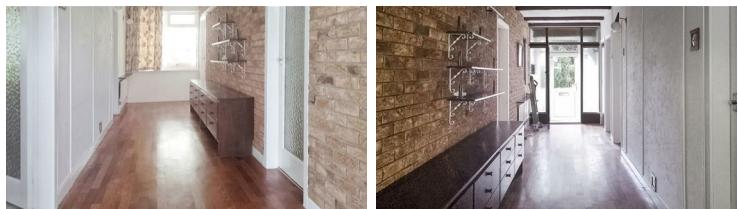
A two bedoomed detached bungalow in the popular suburb of Rawmarsh, with no vendor chain. The property comprises of two large bedrooms, large bathroom, lounge, dining/ kitchen, conservatory, driveway, garage.

## Entrance Porch



UPVC entrance door to porch, door leading to hallway

## Hallway



Door leads to long hallway, with doors leading to the bathroom, dining kitchen, lounge, two bedrooms, store room, two central heating radiators, UPVC window overlooks conservatory.

## Bathroom 12'5" x 9'4" (3.80m x 2.85m)



Large bathroom with bathroom suite in white, comprising of bath, W.C. and vanity unit housing sink, with wall cupboards, UPVC side window, loft access and central heating radiator.

## Dining Kitchen 14'9" x 12'1" (4.51m x 3.69m)



Side UPVC entrance door to dining kitchen. With wall and base units and worktops and breakfast bar. Space for washing machine, cooker and fridge, UPVC bay window, central heating radiator, storage cupboard,

## Lounge 19'9" x 14'11" (6.02 x 4.56m)



Door leading from dining kitchen to lounge. With two central heating radiators, rear UPVC bay window and UPVC double doors leading to the conservatory.

## Bedroom One 14'11" x 14'11" (4.55m x 4.55m)



Rear bedroom with UPVC rear window, central heating radiator and sink.

## Bedroom Two 14'9" x 12'0" (4.52m x 3.67m)



Front bedroom with front UPVC bay window and central heating radiator.

## Conservatory 11'3" x 7'8" (3.43m x 2.36m)



With central heating radiator, rear UPVC door.

## Outside



Front garden mainly of trees and shrubs, path front entrance , side gate leads to rear, driveway leads to garage. Rear garden with patio area, mainly of trees and shrubs.

## Material Information

Council Tax Band D

Tenure Freehold

Property Type Detached Bungalow

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.

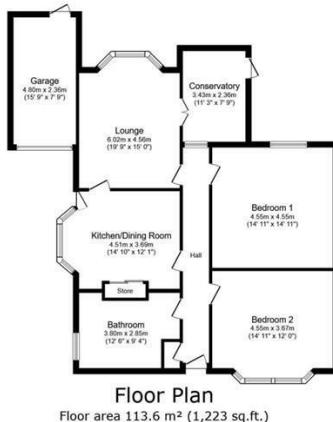
<https://www.groundstability.com/public/web/home.xhtml>

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

# Floor Plan

04/09/2024, 09:50

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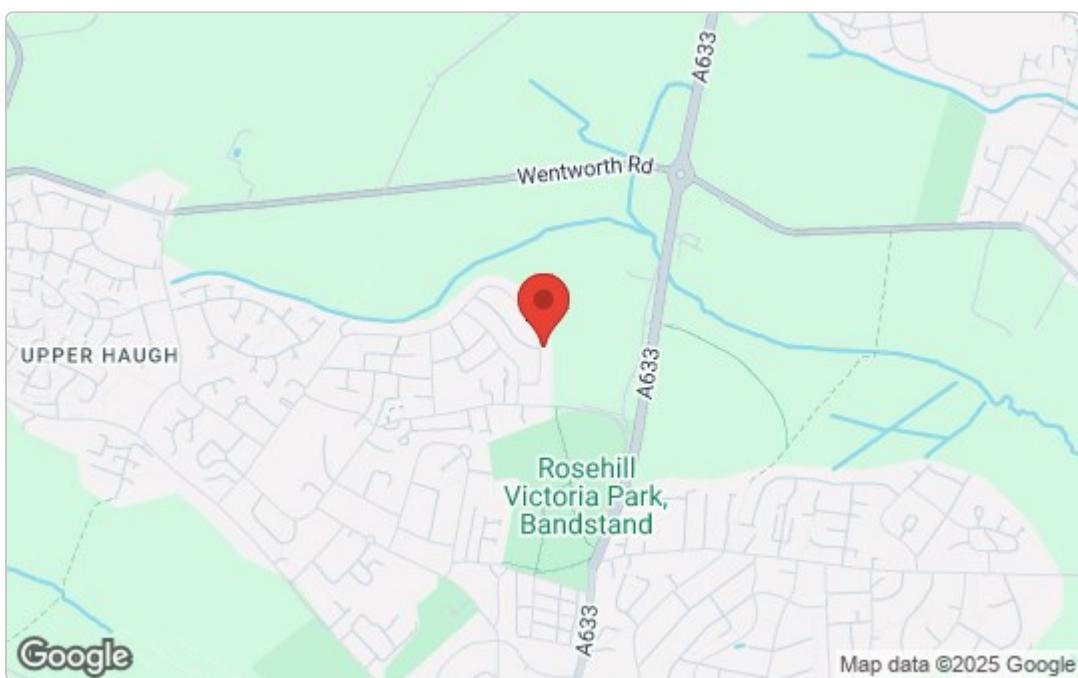


TOTAL: 113.6 m<sup>2</sup> (1,223 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (excluding 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

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## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		68
(55-68) D		
(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.

**www.merryweathers.co.uk**

**Merryweathers (Rotherham) Limited** 14-16 Ship Hill, Rotherham, S60 2HG

**Tel: 01709 375591** E-mail: [residential@merryweathers.co.uk](mailto:residential@merryweathers.co.uk)

**Offices also at: Barnsley & Mexborough**

Registered Office: 14-16 Ship Hill, Rotherham, S60 2HG

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