merryweathers
Est. 1832









14 Badsworth Close, Bramley, Rotherham, S66 2XQ

Asking Price £280,000

A SPACIOUS THREE BEDROOMED DETACHED BUNGALOW occupying a lovely position on a QUIET CUL DE SAC within the popular residential estate of BRAMLEY. With the benefit of NO VENDOR CHAIN and . comfortable ground floor accommodation, within a highly sought after location.

Accommodation comprising of entrance hallway, open plan lounge/ dining area, fitted kitchen with built in oven, hob and extractor fan, three bedrooms and large bathroom. Patio doors overlooking rear garden. Long Driveway leading to detached garage. Private enclosed gardens to front and rear with well maintained lawns and rear patio area.

Situated within a popular residential area of BRAMLEY, particularly appealing to those looking for a quieter setting while remaining close to everyday conveniences.

A range of SUPERMARKETS, HEALTHCARE FACILITIES AND LOCAL AMENITIES are within easy reach, together with regular bus routes to Rotherham and the surrounding areas. The property is also conveniently positioned for access to the M18 AND M1 MOTORWAY NETWORKS.

Entrance Hallway

UPVC Double Glazed door opens to entrance Hallway. With Upvc windows, wooden doors leading to all rooms, large internal window. Gas central heating radiator. Useful storage cupboard and Loft access.

Lounge 10'9" x 15'10" (3.30m x 4.85m)



With front UPVC Double Glazed bay window, gas central heating radiator. Focal point fireplace housing gas fire set on marble hearth with fire surround. Open plan to dining room.

Dining Room 10'3" x 7'9" (3.13m x 2.37m)





With rear UPVC double glazed patio doors leading to rear garden. Gas central heating radiator. Wooden door to Kitchen

Kitchen 10'3" x 7'11" (3.13m x 2.42m)





Wall and base units with marble work surfaces and marble splashback to sink and hob. With fitted split oven, five ring gas hob and extractor fan. Sink unit. Fully tiled. Matching marble flooring. Rear UPVC double glazed window. Space and plumbing for dishwasher, washing machine and fridge/freezer.

Bedroom One 12'11" x 10'5" (3.94m x 3.18m)





Main rear bedroom with fully fitted furniture comprising of wardrobes, drawers and overheard wall units. UPVC double glazed rear window. gas central heating radiator.

Bedroom Two 10'5" x 8'0" (3.20m x 2.44m)



Fitted furniture comprising, wardrobes, drawers and overhead wall units. Front UPVC double glazed window, gas central heating radiator.

Bedroom Three 7'4" x 7'3" (2.26m x 2.23m)



Front UPVC double glazed window and gas central heating radiator.

Bathroom




Large bathroom with suite comprising of bath, vanity unit housing low flush W.C., sink, matching base and wall units. Heated towel rail. Storage cupboad. Rear UPVC double glazed window.

Garage/ Shed

Good sized detached garage with power, lighting and up and over door. Large storeroom/shed to rear of garage. With door access from rear garden.

Outside






Set within the head of the cul de sac offering privacy to front, side and rear. Ample parking to front with long driveway to rear detached garage. Paths to both sides with gated access on both sides to rear garden. Lawned garden to front with shrubs and path to front door. Private rear garden with lawn and paved patio area with hedging and shrubs. Door to useful storage/shed.

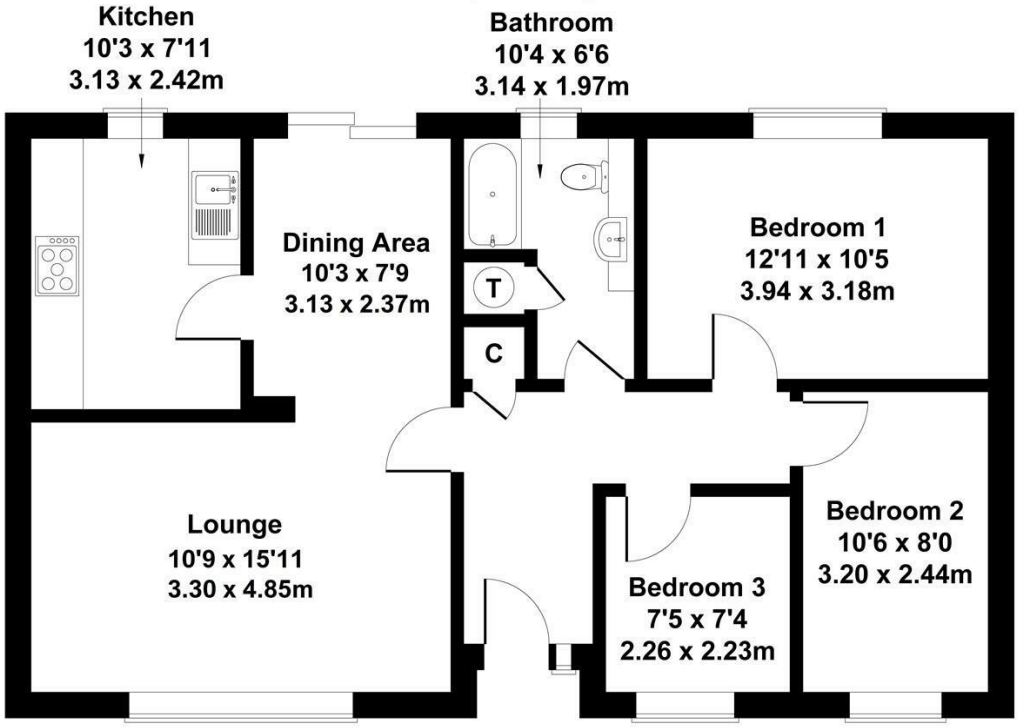
MATERIAL INFORMATION

Council Tax Band C
Tenure FREEHOLD
Property Type : THREE BEDROOMED DETACHED BUNGALOW
Construction type Brick built
Heating Type GAS CENTRAL HEATING
Water Supply Mains water supply
Sewage Mains drainage
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: DRIVEWAY & 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
https://www.groundstability.com/public/web/home.xhtml
We advise all clients to discuss the above points with a conveyancing solicitor.
AGENT NOTES: To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply. Ask the branch for further details.

Floor Plan

14 Badsworth Close, Bramley, S66 2XQ

Approximate Gross Internal Area
753 sq ft - 70 sq m

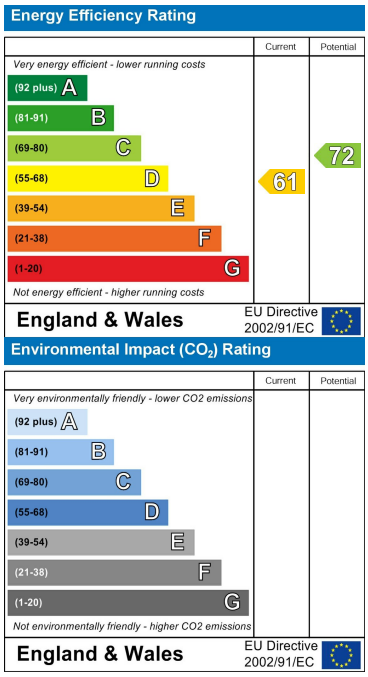


Floor plans are for identification purposes only. All measurements are approximate.

Area Map



Energy Efficiency Graph



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