



3 Vicarage Close, Rotherham, S65 3QL

**£165,000**

Offered for sale with no upward chain is this THREE BEDROOM CHALET-STYLE SEMI DETACHED HOUSE. The property, which enjoys a cul-de-sac location in this popular village, offers gas central heating, uPVC double glazing and a Cloakroom extension, the accommodation comprising: Entrance Hall, Lounge, Dining Room, Kitchen, Cloakroom extension, three Bedrooms and Wet room. A driveway provides off-road parking whilst to the rear is a good sized garden.

## ENTRANCE HALL



With uPVC double doors and cupboard under stairs. An archway opens into the Lounge

## LOUNGE 13'5" x 13'11" (4.1m x 4.25m)



With stone chimney breast and display shelves to both sides and 'Dimplex' fire. Front facing uPVC bow window with radiator beneath.

## DINING ROOM 10'9" x 10'9" (3.3m x 3.3m)



With radiator and uPVC double doors opening into the rear garden

## KITCHEN 8'8" x 11'3" (2.65m x 3.45m)



With fitted base and wall cupboards and stainless steel sink, built-in gas hob and electric oven with extractor

above. Space and plumbing for washing machine. Side facing uPVC window and uPVC double doors opening into the garden

## CLOAKROOM 3'11" x 7'10" (1.2m x 2.4m)

With W.C. basin and radiator, side facing uPVC opaque window

## LANDING

With side facing uPVC opaque window

## FRONT BEDROOM 9'6" x 11'6" (2.9m x 3.51m)



The measurement including the fitted wardrobes to one wall. Radiator, uPVC window and built-in cupboard

## REAR BEDROOM 10'11" x 10'4" (3.33m x 3.17m)



With fitted wardrobes, radiator and uPVC window

## FRONT BEDROOM 6'2" x 8'0" (1.9m x 2.45m)

With uPVC window, radiator and cupboard housing the 'Glow-worm' gas boiler.

## WETROOM 8'6" x 5'8" (2.61m x 1.75m)



With electric shower, pedestal wash basin and W.C.  
uPVC opaque window and extractor fan

## OUTSIDE



A drive provides off-road car parking. Useful storeplace.  
To the rear is a larger than average garden with decked  
seating area and paved patio and astro turf lawn

## MATERIAL INFORMATION

Council Tax Band B

Tenure Freehold

Property Type Semi Detached House

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 Driveway

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

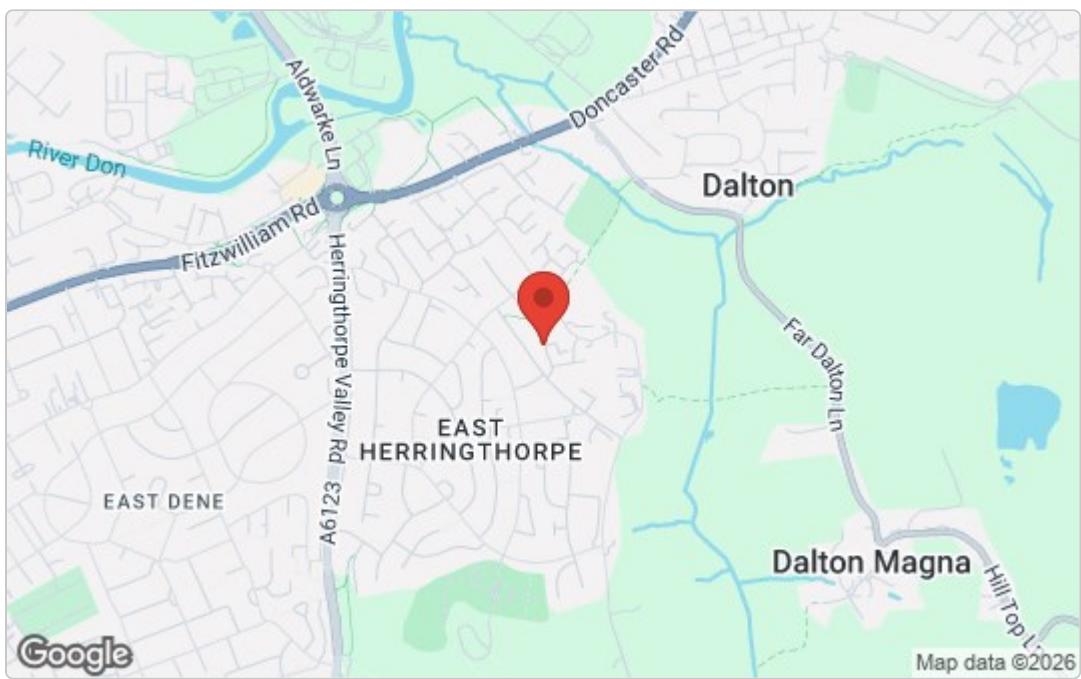
Coal mining area South Yorkshire is a mining area

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	63	
(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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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