



48 Guest Road, Rotherham, S60 2SD

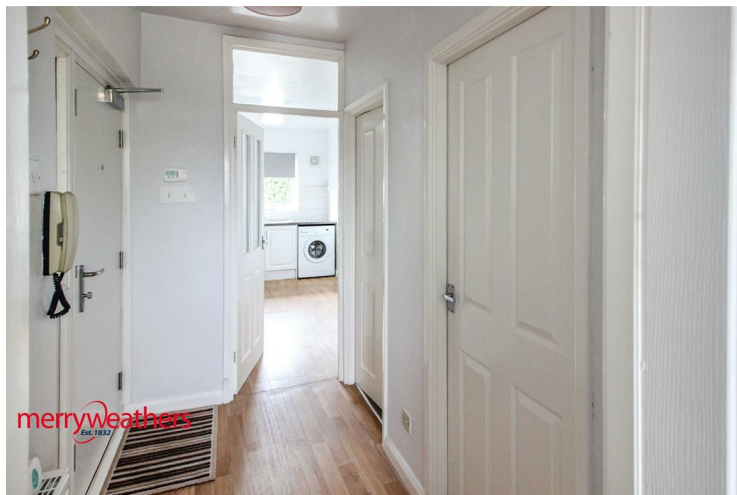
**Offers Around £85,000**

A viewing is recommended of this well presented one bedroomed first floor apartment offered with no vendor chain. Suitable location of transport networks and access to Rotherham, Sheffield and Rotherham Hospital. Main communal access with storage facilities, entrance hallway, well maintained kitchen, lounge, one bedroom and bathroom. Communal grounds. VACANT POSSESSION.

### Entrance

Entrance to the apartment block via communal entrance leading to stairs which rise to the first floor apartment with intercom and large useful storage room.

### Entrance Hallway 8'2" x 4'7" (2.50m x 1.41)



UPVC door opens to entrance hallway with doors leading to kitchen, lounge, bedroom and bathroom. Telephone intercom and gas central heating radiator.

### Kitchen 13'10" x 7'6" (4.24m x 2.29m)



With front UPVC window. Wall and base units with work surfaces, stainless steel sink, space for cooker, fridge and washing machine.

### Lounge 15'10" x 10'10" (4.84m x 3.31m)



Front facing UPVC patio doors open to small frontal patio. Focal point of the room is the fireplace with electric fire set within fire surround and hearth. Side UPVC window and Gas central heating radiator.

### Bedroom 13'8" x 10'9" (4.18m x 3.29m)



Rear UPVC window, central heating radiator and small cupboard.

### Bathroom 6'1" x 5'6" (1.86m x 1.68m)



Fully tiled Modern Bathroom suite in white, comprising of separate shower cubicle, low flush W.C. and sink set within a vanity unit. Heated towel rail and rear UPVC window. Spotlights to ceiling.

### Outside



Set within communal gardens with communal entrance.

### Material Information

Council Tax Band A  
Tenure Leasehold  
Property Type One bedroomed 1st floor flat.  
Construction type Brick built  
Heating Type Central Heating  
Water Supply Mains water supply  
Sewage Mains drainage  
Gas Type Gas central heating

## 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: None

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

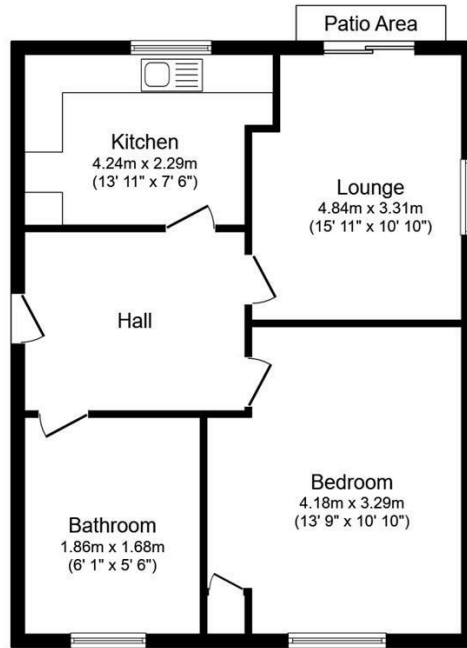
Coal mining area South Yorkshire is a mining area

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.

# Floor Plan



**Floor Plan**

Floor area 62.8 sq.m. (676 sq.ft.)

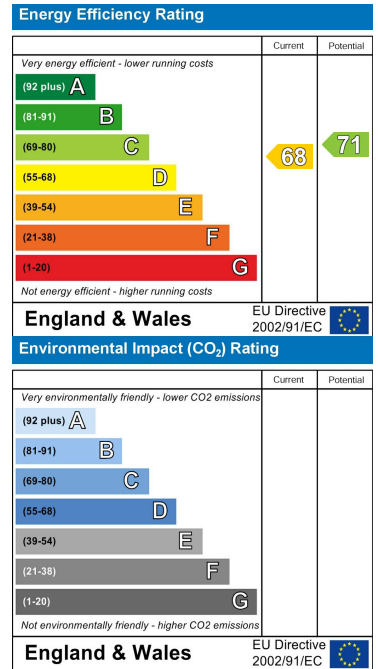
Total floor area: 62.8 sq.m. (676 sq.ft.)

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

# Area Map



# Energy Efficiency Graph



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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