



3 Vicarage Close, Rotherham, S65 3QL

**Auction Guide £125,000**

\*\*\*FOR SALE BY MODERN METHOD OF AUCTION\*\*\*

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>

## AUCTIONEERS COMMENTS

### Auctioneer's Comments

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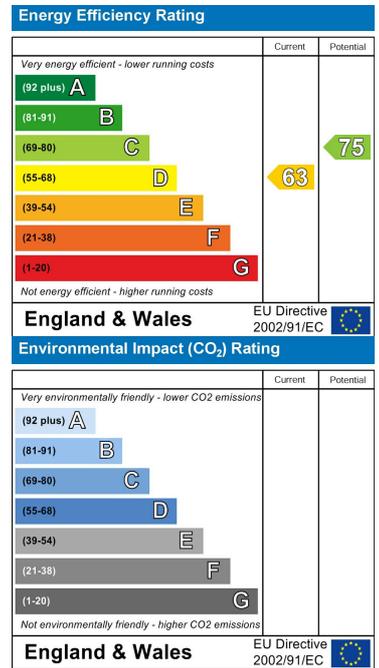
# Floor Plan



# Area Map



# Energy Efficiency Graph



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