merryweathers
Est. 1832









7 Vicarage Close, Mexborough, S64 0ND

Asking Price £235,000

For sale: a two-bedroom bungalow set within a small cul-de-sac in Mexborough, offering generous single-level accommodation and established gardens to both front and rear.

Vicarage Close is well placed for Mexborough town centre, which offers supermarkets, independent shops and everyday amenities. Nearby open spaces include Mexborough Athletic Ground and the riverside walks along the River Don and Dearne Valley. For families, there are several primary and secondary schools within the wider Mexborough area.

Transport links are convenient, with Mexborough railway station around 15–20 minutes' walk or a short drive, providing services to Sheffield, Doncaster and Rotherham, with journey times to Doncaster in around 10 minutes and Sheffield in approximately 25 minutes. Road links connect easily to the A6023, A1(M) and M18.

Merryweathers
Merryweathers are leading Estate Agents in Rotherham, Barnsley, Doncaster, Maltby, Mexborough & the whole of South Yorkshire. Founded in 1832, the company has maintained a strong, independent tradition, and a passion for properties ever since. Whether you're looking to rent in Rotherham or move to Maltby, whether you're a Barnsley business or a first-time buyer in Doncaster or Mexborough, we've got the experience, the knowledge and the qualifications to help you progress perfectly.

Mexborough
Mexborough is a town in the Metropolitan Borough of Doncaster in South Yorkshire, England. It lies on the estuary of the River Dearne, on the A6023 road, between Manvers and Denaby Main. Mexborough is located at the north eastern end of a dyke known as the Roman Ridge that is thought to have been constructed by the Brigantian tribes in the 1st century AD.

Material Information
Council Tax Band - C
Tenure - Freehold
Property Type - Detached
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
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.

Lounge



Large reception room, with dual aspect, decorative coving to the ceiling and the focal point of the room being the decorative fireplace.

Entrance Porch


With fitted wardrobes and access to the accommodation.

Dining Area




With archway leading to the inner hallway and glazed doors entering the lounge, upvc glazed window and central heating radiator.

Kitchen



Set beneath the rear facing UPVC double glazed window and incorporated into the roll edge work surface is a drainer sink unit with mixer tap. The kitchen is fitted with a comprehensive range of wall, base and drawer units with cooking facilities to include a four ring gas hob with separate split level double oven.

Principal Bedroom



With patio doors entering the conservatory, central heating radiator and comprehensive fitted wardrobes.

Conservatory



Built upon a brick base with upvc glazing to include a rear facing french doors and enjoying views over the rear garden.

Bedroom Two



With rear facing upvc window and central heating radiator, with fitted wardrobes.

Bathroom



With a three piece suite comprising of a walk in shower with electric shower above, pedestal hand wash basin and low flush WC. With central heating radiator and opaque double glazed window.

Garage

Single garage with up and over door to the front and rear courtesy door.

External





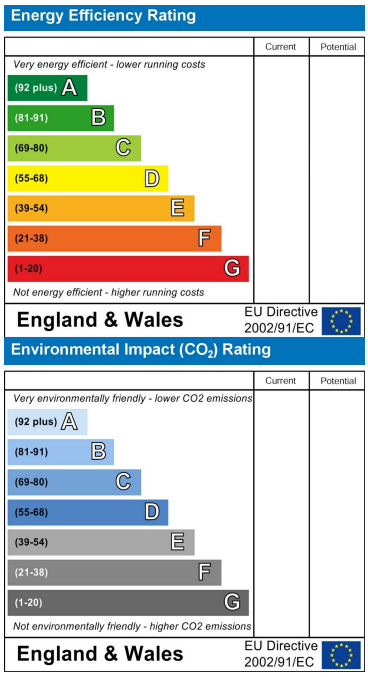
To the front of the property is a laid to lawn garden, with block paved driveway preceding the garage. To the rear are gardens of good extent, to include block paved patio areas and laid to lawn gardens.

Floor Plan

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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