



18 College Court, Mexborough, S64 9JQ

Guide Price £240,000

GUIDE PRICE £240,000 - £250,000

Offered with no onward vendor chain and priced to reflect slight modernisation required is this FOUR BEDROOM detached family home. With master bedroom enjoying an en suite facility, the property has been adapted for the lounge / dining room to enjoy the impressive gardens to the rear. With off road parking preceding the garage, the property enjoys a cul de sac location within this ever popular location.

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 - D
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.

Entrance Hallway

With a front facing upvc entrance door, central heating radiator and stairs rising to the first floor accommodation.

Kitchen

Set beneath the front facing UPVC double glazed

window and incorporated into the roll edge work surface is a stainless steel 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 an electric hob with separate double oven and extractor hood above. With integrated items to include a fridge there is space and plumbing for an automatic washing machine. The room also hosts a side facing entrance door and breakfast bar area.

Lounge 13'6" x 21'11" (4.12 x 6.70m)

With a rear facing upvc window, central heating radiator, decorative coving to the ceiling and the focal point of the room being the decorative fireplace with living flame gas fire inset.

Dining Area

With opening to the lounge and rear facing upvc french doors entering the rear garden.

Downstairs WC

With low flush WC and wash hand basin.

Master Bedroom 10'7" x 12'9" (3.23 x 3.90m)

With a front facing upvc window, central heating radiator and comprehensive fitted wardrobes.

En Suite

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

Bedroom Two 10'7" x 10'4" (3.24 x 3.17)

With a front facing upvc window, central heating radiator and comprehensive fitted wardrobes.

Bedroom Three 9'4" x 10'7" (2.86 x 3.23)

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

Bedroom Four 6'3" x 9'4" (1.93 x 2.87m)

With a front facing upvc window

Family Bathroom

Hosting a three piece suite comprising of a paneled bath with thermostatic shower above, pedestal hand wash basin and low flush WC. With central heating radiator and opaque double glazed window.

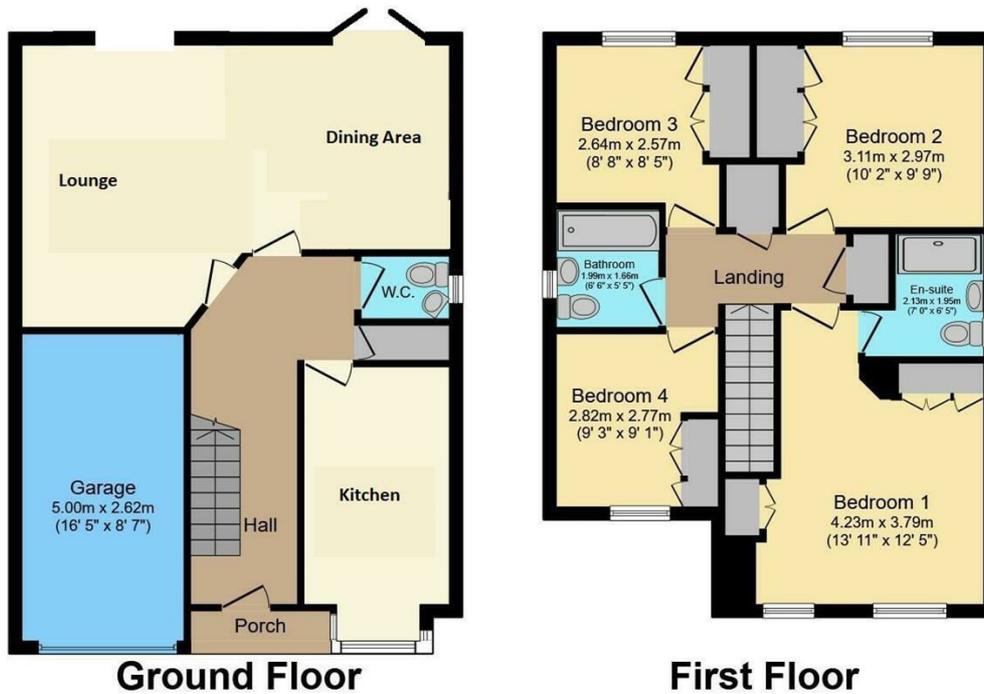
Garage

Secured by an up and over garage door, hosting the central heating boiler.

External

To the front of the property is a driveway providing off road parking, which in turn precedes the garage. To the rear there is a laid to lawn garden, with paved patio seating areas and garden shed.

Floor Plan



Total floor area 126.4 m² (1,361 sq.ft.) approx

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		
(55-68)	D		
(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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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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