



12 Ox Close Avenue, Kimberworth, Rotherham, S61 3QX

Offers In The Region Of £125,000

UNDER OFFER. A viewing is recommended of this well maintained two bedroomed mid town house, ideal for a first time home. Comprising of modern kitchen with integrated appliances, utility room, open plan lounge/ dining room with patio doors, two bedrooms and a bathroom suite. Front and rear gardens. Ideally located for Schools, local amenities, bus routes and transport networks to Rotherham, Sheffield and Motorways.

Entrance Hallway 8'6" x 2'11" (2.60m x 0.90m)

UPVC double glazed door opens to entrance hallway, with doors leading to lounge/ dining room and kitchen. Stairs rise to first floor.

Lounge/ Dining Room 19'7" x 10'11" (5.97m x 3.35m)



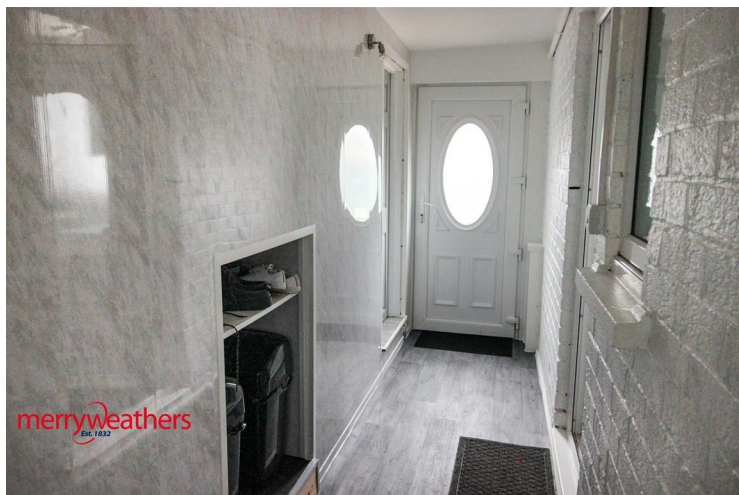
Open Lounge/ Dining Room with UPVC patio doors to rear leading to rear garden, front UPVC window and central heating radiators.

Kitchen 11'4" x 7'4" (3.47m x 2.25m)



With modern Wall and base units and work surfaces. Modern Splashwall panelling. Fitted electric oven, hob and extractor hood. Stainless steel sink. UPVC rear window and side UPVC door leading to side entrance porch.

Covered Side Porch 16'5" x 3'4" (5.01m x 1.04m)



With front and rear UPVC doors. Modern Splashwall panelling to one wall. Door leading to the Utility Room. Small side window.

Utility Room 8'0" x 6'3" (2.45m x 1.93m)

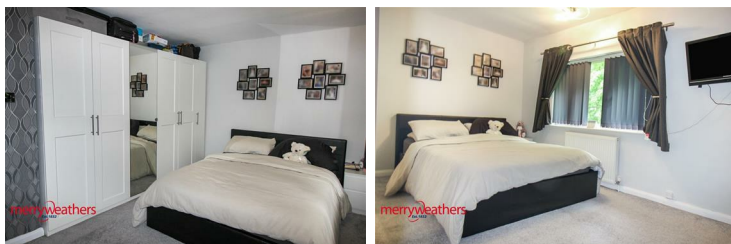


With wall and base units and work surfaces. Low flush W.C. and built in sink unit. Plumbing and space for washing machine.

First Floor

Stairs rise to first floor, with side UPVC window, doors leading to two bedrooms, bathroom and loft access.

Bedroom One 13'11" x 8'9" (4.26m x 2.69m)



Front UPVC window, gas central heating radiator and overstairs cupboard

Bedroom Two 10'2" x 8'10" (3.11m x 2.71m)



Rear UPVC window and gas central heating radiator

Bathroom 6'10" 5'6" (2.09m 1.68m)



With modern suite in white, comprising of bath with overhead shower with screening, low flush W.C., and sink. Modern Splashwall panelling. Rear UPVC window and central heating radiator.

Outside



With front and rear gardens mainly laid to lawn. Gated front with path leading to both side and front entrance doors. Private enclosed rear garden, with fencing and patio area.

Material Information

Council Tax Band A

Tenure Freehold

Property Type Three bedroomed mid town house

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

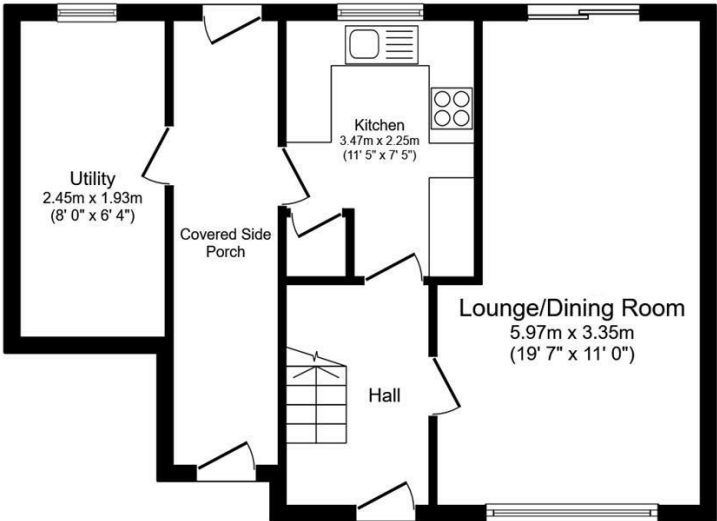
Coal mining area South Yorkshire is a mining area

All buyers are advised to check the Coal Authority website

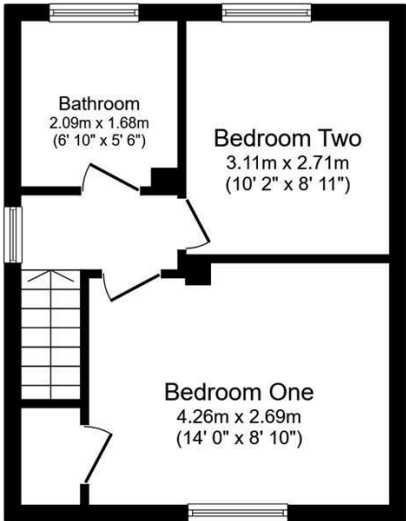
<https://www.groundstability.com/public/web/home.xhtml>

We advise all clients to discuss the above points with a conveyancing solicitor.

Floor Plan



Ground Floor
Floor area 52.7 sq.m. (568 sq.ft.)



First Floor
Floor area 31.5 sq.m. (339 sq.ft.)

Total floor area: 84.2 sq.m. (907 sq.ft.)

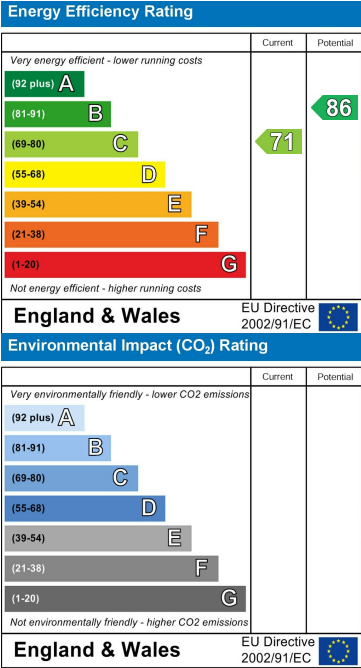
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Area Map



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.

Energy Efficiency Graph



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