



Clement Mews Kimberworth Rotherham S61 2JU

Guide Price £120,000 to £130,000



- **Spacious Two Bedroom Mid-Terrace plus LOFT ROOM**
- **Spacious Lounge, Attractive Breakfasting Kitchen with Integral Cooking Appliances**
- **Rear Conservatory Extension**
- **LOFT ROOM, currently used as a Bedroom with conversion pre-dating Building Regulation**
- **Well Presented and Maintained Throughout**
- **Useable Basement**
- **Two First Floor Double Bedrooms, Family Bathroom with Over Bath Shower**
- **Rear Patio Seating**

Guide Price £120,000 to £130,000 - This well presented spacious two / three bedroom terrace home is situated within a popular residential location which provides easy access to public and commuter transport links, is within easy reach of Rotherham town, Sheffield and Meadowhall, and is within a short walk of Schools making it a perfect first time purchase. Accommodation comprises of a Lounge/Sitting Room, attractive Breakfasting Kitchen with a range of wooden wall and base units, integral cooking appliances, plumbing for a washing machine and space for an upright fridge freezer. The rear has a useful Conservatory extension, a great addition to the living space which could be put to use as a further Sitting, Family or Dining Room. There is also a useful Basement area, accessed by stairs from the Kitchen, with light and electric. The first floor has two double sized bedrooms, the main appointed with a range of wooden wardrobes, the rear enjoying fabulous elevated views across the borough. There is a family bathroom suite in white with an over bath electric shower. Stairs from the first floor landing lead to a large loft room, currently used as a bedroom but with a conversion that pre-dates building regulation approval requirements. Externally it has a rear court yard with steps leading to a lower block paved patio seating area with a wooden storage shed to the bottom. This property provides ample living space, has a usable basement, has good sized bedrooms and is in a fabulous location making a great overall purchase and we would strongly advise an early viewing to avoid disappointment.

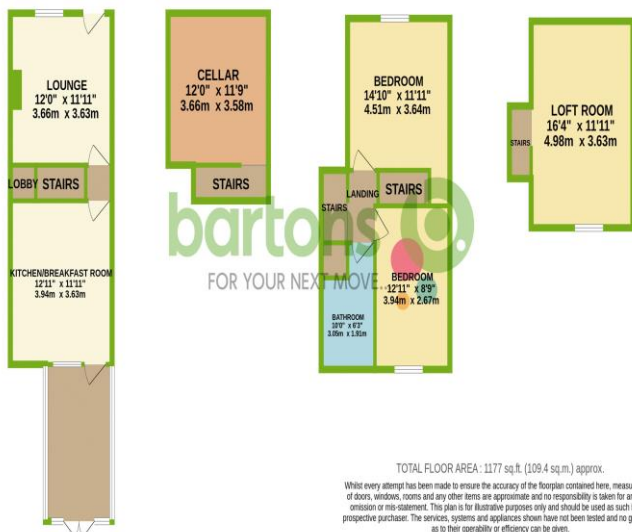




GROUND FLOOR
596 sq.ft. (54.7 sq.m.) approx.

1ST FLOOR
389 sq.ft. (35.5 sq.m.) approx.

2ND FLOOR
209 sq.ft. (19.4 sq.m.) approx.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy performance certificate (EPC)

10 Clement Mews ROTHERHAM S61 2JU	Energy rating E	Valid until:	14 April 2035
		Certificate number:	0310-2774-9440-2295-6941

Property type: Mid-terrace house

Total floor area: 105 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's energy rating is E. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)



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Energy Performance Certificate (EPC) If you are selling a property you will need an Energy Performance Certificate. It contains information on your home's energy use and carbon dioxide emissions. It also contains a recommendation report with suggestions to reduce energy use and carbon dioxide emissions. EPCs carry ratings that compare the current energy efficiency and carbon dioxide emissions with potential figures that the property could achieve. Potential figures are calculated by estimating what they might be if certain energy saving matters were to be put in place. The rating measures the energy and carbon dioxide emission efficiency of a property, using a grade from 'A' down to 'G'. An 'A' rating is the most efficient, whilst 'G' is the least efficient.

Mortgage Services - Make it a great move with a GR8 Mortgage.



Finding the right mortgage needn't be stressful. Bartons have in-house, totally impartial, mortgage advisers who are available to help you find a mortgage that's just right for you. Appointments for general advice are free of charge and available in and out of office hours - call on 01709 515740.

How to make an Offer

If you are interested in this property then it is important that you contact us at your earliest convenience. Failure to do so can result in unnecessary costs and may ultimately lead to you losing out on the property.

For any offer you wish to make we will need to establish certain details before negotiation can take place. This is so that our vendor can make an informed choice when negotiating and accepting your offer. You will be asked to make an early appointment so that we can suitably qualify your position and ability to proceed.

You will be asked to provide formal I.D. and address verification, as required under new Anti-Money Laundering Legislation. You might also have one or two questions for us, such as which solicitor to choose, or which mortgage lender has the best offers available for me. We have a one stop shop to satisfy all of these needs so please ask.

We routinely offer to assist both potential buyers and sellers by referring them to local and regional conveyancing firms to aid with the legal work in respect of a sale and / or purchase. It is your decision whether you choose to deal with them. However, you should be aware that if you choose to adopt their services we may receive a fee of up to £135 plus VAT for recommending them.

These particulars are issued in good faith but do not constitute representations of fact or form part of any contract. The particulars should be independently verified by prospective buyers or tenants. Neither Barton Real Estates Ltd nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

GENERAL: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. **SERVICES:** Please note that we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. **TENURE & PLANNING PERMISSION:** We have not verified the tenure or any planning permission and you and your professional adviser must satisfy yourselves of the tenure and check any planning permissions or building regulations. Any comments about planning and development are for general guide only and your professional adviser must advise you. We cannot give any warranty about development potential. **PHOTOGRAPHY:** In order to obtain the most accurate representation of the property we can use cameras with zoom and telephoto features, this may result in wide-angle shots in some instances. Additionally, the exterior photograph(s) may have been taken from a vantage point other than the front street level. **UNOCCUPIED PROPERTIES:** If the property is unoccupied and the services to it no longer connected we will not have been able to check their condition. Accordingly, we strongly advise prospective buyers to commission their own survey before offering. **VIEWING:** Through the Agents who will be pleased to arrange a mutually convenient time to view the property on 01709 515740.

**** CARE - Buyers should also seek further clarification regarding broadband connections, speeds, mobile phone signal and coverage, risk of floods, risks associated with coalfield or coal mining and details of any local planning applications which may affect your decision to purchase this property. Useful links are available via our website www.bartons-net.co.uk/links**