



Gloucester Road, Kimberworth Park



Guide Price £120,000 to £125,000 - This three bedroom semi-detached is situated within a popular residential location providing commuter access to Rotherham, Sheffield and Meadowhall and is within easy reach of shop and schools making it the PERFECT FAMILY PURCHASE. It does need a little updating in places but is priced competitively allowing an opportunity to add your own stamp. Accommodation briefly comprises: Entrance Hall, Lounge Diner, Breakfasting Kitchen, Utility lobby, Three Bedrooms, Wet / Shower room and Separate WC. Externally it enjoys gardens to the front and rear. EPC to follow

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ACCOMMODATION

- Three Bedroom Semi-Detached
- **COMPETITIVELY PRICED** reflecting the need for a little updating
- Great Location, close to Shops, Schools, Transport Links
- Lounge / Diner, Breakfasting Kitchen
- Front and Rear Gardens
- Viewing Advised - By Appointment **ONLY**
- Tenure: **FREEHOLD**, Council Tax Band: **A**, EPC To Follow



GROUND FLOOR
415 sq.ft. (38.5 sq.m.) approx.

1ST FLOOR
418 sq.ft. (38.9 sq.m.) approx.



TOTAL FLOOR AREA: 833 sq.ft. (77.4 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplans 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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