



Coquet Avenue, Bramley Rotherham S66 1TU

Offers in the Region Of £190,000



- **Three Bedroom Detached Home**
- **Close to M1 & M18 Motorway Links**
- **Paved Driveway**
- **Walking Distance to Wickersley Schools**
- **Front & Rear Gardens**
- **NO CHAIN**

Available to purchase with NO ONWARD CHAIN is this Well Presented Three Bedroom Detached Home in Bramley, being ideally located walking distance to Wickersley Schools, Amenities and close to the M1/M18 motorway links.

In brief accommodation comprises; Entrance Hall * Lounge * Dining Room * Kitchen * Three Bedrooms * Bathroom * Front and Rear Gardens * Ample Off Road Paved Parking.

Entrance Hall

Entry through a UPVC door in to the hall which has stairs rising up to the first floor and door to;

Lounge 14' 4" x 12' 9" (4.37m x 3.88m)

Front facing Lounge with laminated flooring and a recessed bow window. Focal point of the room being the electric fire and stunning surround. Double doors through to;

Dining Room 10' 0" x 8' 5" (3.05m x 2.56m)

With laminate flooring and french doors opening out to the rear garden.

Kitchen 10' 8" x 7' 2" (3.25m x 2.18m)

Appointed with a range of base, wall and drawer units with a complimentary wood effect work surface above. Integrated appliances to include; ceramic hob, electric oven and a slimline dishwasher. Space and plumbing for freestanding appliances. There is laminated flooring, a pantry and a UPVC and double glazed door giving driveway access.

First Floor Landing

With storage cupboard and loft access (where the combi boiler is housed). Doors to;

Bedroom One 13' 1" x 9' 5" (3.98m x 2.87m)

With laminate flooring and fitted mirrored wardrobes.

Bedroom Two 9' 5" x 9' 5" (2.87m x 2.87m)

Rear facing double bedroom with laminate flooring and fitted wardrobes.

Bedroom Three 8' 10" x 6' 3" (2.69m x 1.90m)

Good sized front facing single bedroom with laminate flooring and a built in wardrobe.

Bathroom 6' 5" x 6' 1" (1.95m x 1.85m)

Fully tiled bathroom fitted with a white three piece suite comprising; WC, wash basin upon storage unit and a bath with a shower above and glass screen.



Exterior and Gardens

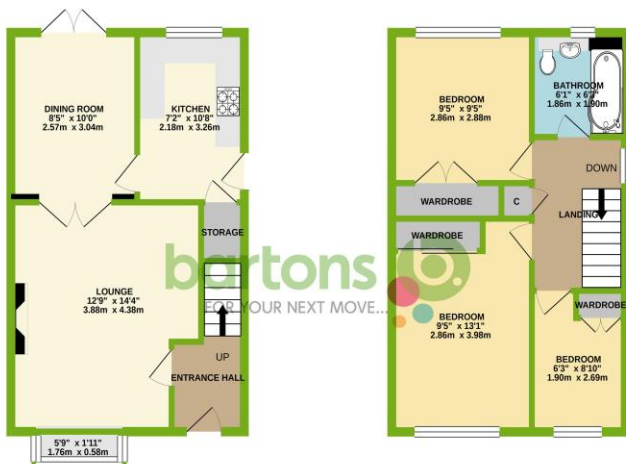
To the front of the property is ample paved off road parking for up to four cars.

Through a gate gives access to the rear lawn garden which has a raised decked patio from the french doors of the house, another paved patio and is enclosed by hedges and fencing.



GROUND FLOOR
397 sq. ft. (36.9 sq. m.) approx.

FIRST FLOOR
389 sq. ft. (36.1 sq. m.) approx.



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

TOTAL FLOOR AREA: 786 sq. ft. (72.9 sq. m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan (combined from measurements of plans, photographs, views and any other means as appropriate) and not responsible to make for any errors, omission or misstatement. This plan is for illustration purposes only and should be used as such for any prospective purchaser. The plan is not a contract and the seller does not warrant the accuracy of the plan as to the layout, quality or efficiency of the plan.
 (See also page 10 of 10)



FREE Property Valuation & Appraisal We offer a FREE of charge property valuation service. Call us now to book your appointment and to find out why we are the agent of choice when selling your home. Our fees are flexible and the service is second to none. Please feel free to visit our website at: www.bartons-net.co.uk

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.