



**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.



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#### Energy Efficiency Rating

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

TOTAL FLOOR AREA: 785 sq.ft. (73.0 sq.m.) approx.  
Whilst every effort has been made to ensure the accuracy of the floorplan contained here, measurements are taken from the main rooms and are not necessarily to scale. The floorplan is intended for illustrative purposes only and should be used as such. No liability can be accepted for any inaccuracies or omissions in this statement. This plan is for illustrative purposes only and should be used as such. No liability can be accepted for any inaccuracies or omissions in this statement. This plan is for illustrative purposes only and should be used as such. No liability can be accepted for any inaccuracies or omissions in this statement. This plan is for illustrative purposes only and should be used as such. No liability can be accepted for any inaccuracies or omissions in this statement. This plan is for illustrative purposes only and should be used as such. No liability can be accepted for any inaccuracies or omissions in this statement.



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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.



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