



Great Park Road, Kimberworth Park



Offered for sale with No Onward Chain is this Well Presented Two Bedroom End Terraced Home which has off road parking and is well located for shops, schools and transport links to the M1, Sheffield and Rotherham Town Centre.

In brief the property comprises; Entrance Hall \* Open Plan Living - Kitchen Diner \* Two Double Bedrooms \* Bathroom \* Generous Lawn and Patio Garden with Outbuilding \* Off Road Parking and Front Lawn Garden.

Offers in the region of: £120,000

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## ACCOMMODATION

- Well Presented End Terraced Home
- Two Double Bedrooms & Bathroom
- Open Plan Living - Kitchen Diner
- Rear Generous Garden, Decked Patio & Outbuilding
- Off Road Parking
- Great Transport Links to M1 & Sheffield
- No Onward Chain
- FREEHOLD / Council Tax Band A



GROUND FLOOR  
339 sq. ft. (31.5 sq. m.) approx.

1ST FLOOR  
344 sq. ft. (32.0 sq. m.) approx.



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TOTAL FLOOR AREA - 684 sq. ft. (63.5 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 Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		84   B
69-80	C		
55-68	D	65   D	
39-54	E		
21-38	F		
1-20	G		

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