



Wadsworth Road, Rotherham, S66

£140,000

Offers in Region of

Tenure: Freehold, **Bedrooms:** 3

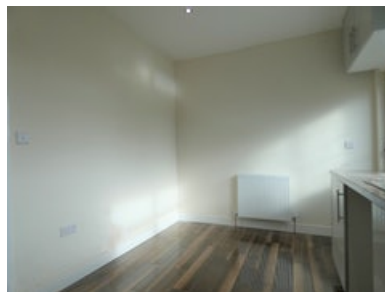
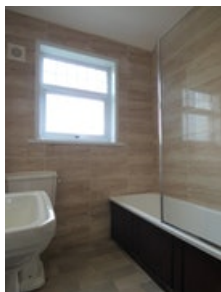
NO CHAIN Spacious and immaculately presented traditional mid terrace home. The property has been completely refurbished throughout, including a new kitchen, bathroom, central heating boiler decoration and floor coverings. The property is offered for sale as a chain free move,

Key features:

- Fully refurbished mid terrace home
- 3 bedrooms
- Immaculate first floor bathroom
- Newly fitted dining kitchen
- Spacious lounge
- Double glazing
- Gas central heating
- New carpets and floor coverings
- Exceptionally large front garden
- Good size rear garden
- No chain
- Parking

Extra info:

- **Property Age:** 70 years
- **Council Tax:** Band a (£1221.00 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Off Street Parking



NO CHAIN

Spacious and immaculately presented traditional mid terrace home. The property has been completely refurbished throughout, including a new kitchen, bathroom, central heating boiler decoration and floor coverings.

The property is offered for sale as a chain free move, and is situated in the ever-popular district of Bramley within easy reach of Central Rotherham, the M1/M18 motorway networks and Wickersley centre.

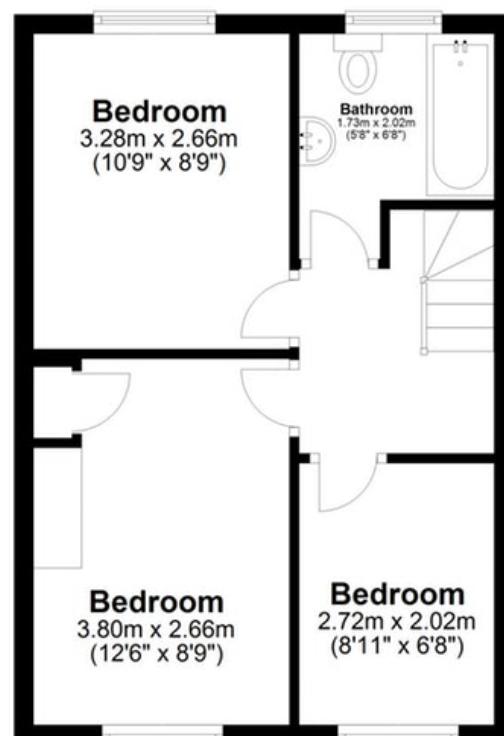
An internal viewing is most highly recommended!

The ground floor accommodation briefly comprises; a large lounge with built a built-in storage cupboard and new carpets, and a comprehensively fitted dining kitchen with stunning wooden flooring.

The first floor of the property provides 3 good size bedrooms, and the immaculate house bathroom with a modern white.

The interior also benefits gas central heating and double glazing.

To the front of the property an exceptionally large garden, giving scope for off street parking. To the rear, a further enclosed garden area.

Floor plan:**Ground Floor****First Floor**

Energy Performance Certificate:

Energy Performance Certificate

8, Wadsworth Road, Bramley, ROTHERHAM, S66 1UD

Dwelling type: Mid-terrace house	Reference number: 9368-0988-7250-6031-9994
Date of assessment: 16 October 2019	Type of assessment: RdSAP, existing dwelling
Date of certificate: 16 October 2019	Total floor area: 71 m ²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 2,025
Over 3 years you could save	£ 396

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 165 over 3 years	£ 165 over 3 years	<div style="background-color: #4caf50; color: white; padding: 10px; width: 50px; margin: 0 auto;"> You could save £ 396 over 3 years </div>
Heating	£ 1,581 over 3 years	£ 1,272 over 3 years	
Hot Water	£ 279 over 3 years	£ 192 over 3 years	
Totals	£ 2,025	£ 1,629	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

<p>Very energy efficient - lower running costs</p> <table border="1" style="width: 100%; border-collapse: collapse; text-align: center;"> <tr> <td style="background-color: #4caf50; color: white;">(92 plus) A</td> <td style="background-color: #8bc34a; color: white;">(81-91) B</td> <td style="background-color: #ffc107; color: white;">(69-80) C</td> <td style="background-color: #ffc107; color: white;">(55-68) D</td> <td style="background-color: #ffc107; color: white;">(39-54) E</td> <td style="background-color: #ffc107; color: white;">(21-38) F</td> <td style="background-color: #e91e63; color: white;">(1-20) G</td> </tr> <tr> <td colspan="6"></td> <td style="text-align: center;">Not energy efficient - higher running costs</td> </tr> </table>	(92 plus) A	(81-91) B	(69-80) C	(55-68) D	(39-54) E	(21-38) F	(1-20) G							Not energy efficient - higher running costs	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="background-color: #e0e0e0;">Current</th> <th style="background-color: #e0e0e0;">Potential</th> </tr> <tr> <td style="text-align: center;">70</td> <td style="text-align: center;">87</td> </tr> </table>	Current	Potential	70	87	<p>The graph shows the current energy efficiency of your home.</p> <p>The higher the rating the lower your fuel bills are likely to be.</p> <p>The potential rating shows the effect of undertaking the recommendations on page 3.</p> <p>The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).</p> <p>The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.</p>
(92 plus) A	(81-91) B	(69-80) C	(55-68) D	(39-54) E	(21-38) F	(1-20) G														
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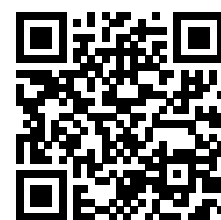
Top actions you can take to save money and make your home more efficient		
Recommended measures	Indicative cost	Typical savings over 3 years
1 Internal or external wall insulation	£4,000 - £14,000	£ 309
2 Solar water heating	£4,000 - £6,000	£ 87
3 Solar photovoltaic panels, 2.5 kWp	£3,500 - £5,500	£ 855

To receive advice on what measures you can take to reduce your energy bills, visit www.simplenenergyadvice.org.uk or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.

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MISREPRESENTATION ACT, 1967.

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