



Vicar Road, Rotherham, S63

£85,000

Guide Price

Tenure: Freehold, **Bedrooms:** 3

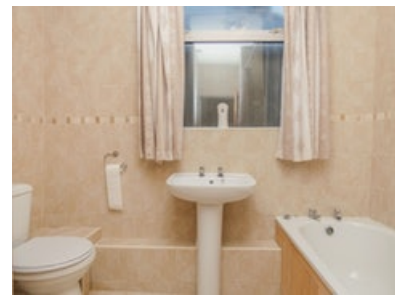
Housesimple is pleased to present this property in Rotherham.

Key features:

- no upward chain
- cellar
- off road parking
- two double bedrooms
- modern bathroom
- easy access to M1

Extra info:

- **Property Age:** 120 years
- **Council Tax:** Band A (£1192.99 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Off Street Parking



REDUCED FOR QUICK SALE - NO ONWARD CHAIN

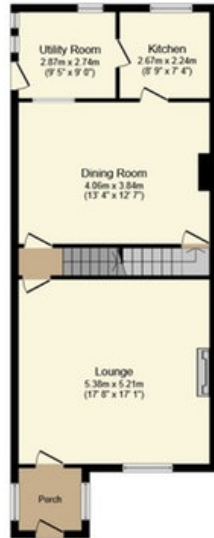
We are delighted to offer for sale this well presented three bedroom end terraced home with NO UPWARD CHAIN! This property offers lots of potential making this perfect for a first time buyer or investor looking to make something their own.

The ground floor comprises of lounge, dining room which gives access to the cellar which give huge potential to be converted into additional living space. There is also a kitchen and utility room. The first floor offers three bedrooms, two of which are double in size and a modern bathroom.

To the rear there is a low maintenance courtyard with outbuilding, there is also a driveway for several cars.

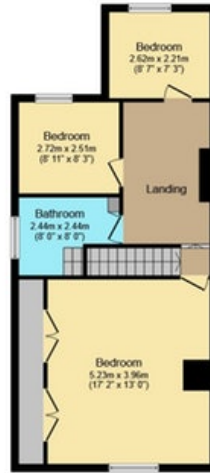
Internal viewing is essential to appreciate what this home has to offer!

Floor plan:



Ground Floor

Floor area 72.0 sq. m. (775 sq. ft.) approx



First Floor

Floor area 62.0 sq. m. (667 sq. ft.) approx

Total floor area 134.0 sq. m. (1,442 sq. ft.) approx

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

Energy Performance Certificate:

Energy Performance Certificate

23, Vicar Road, Wath-upon-Dearne, ROTHERHAM, S63 6QA

Dwelling type: End-terrace house	Reference number: 9569-2888-7193-9021-0231
Date of assessment: 28 November 2019	Type of assessment: RdSAP, existing dwelling
Date of certificate: 02 December 2019	Total floor area: 81 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:	£ 2,961
Over 3 years you could save	£ 1,401

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 183 over 3 years	£ 183 over 3 years	<div style="border: 2px solid green; padding: 5px; width: fit-content; margin: auto;"> You could save £ 1,401 over 3 years </div>
Heating	£ 2,445 over 3 years	£ 1,173 over 3 years	
Hot Water	£ 333 over 3 years	£ 204 over 3 years	
Totals	£ 2,961	£ 1,560	

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; margin-top: 10px;"> <thead> <tr style="background-color: #e0e0e0;"> <th>Current</th> <th>Potential</th> </tr> </thead> <tbody> <tr> <td style="font-size: 2em;">56</td> <td style="font-size: 2em;">87</td> </tr> </tbody> </table> <p>Not energy efficient - higher running costs</p>	Current	Potential	56	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>
Current	Potential				
56	87				

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	£ 873
2 Floor insulation (suspended floor)	£800 - £1,200	£ 168
3 Replace boiler with new condensing boiler	£2,200 - £3,000	£ 168

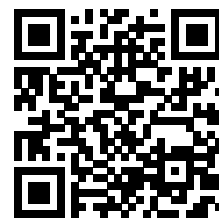
See page 3 for a full list of recommendations for this property.

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

Page 1 of 4

MISREPRESENTATION ACT, 1967.

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