

Asking Price: £230,000  
To be advised

No 1 Bungalow, Common Lane,  
Ravenfield, Rotherham, S65





# No1 Bungalow, Common Lane, Ravenfield, Rotherham, S65

## CASH OFFERS ONLY

### OUTSTANDING OPPORTUNITY, HUGE POTENTIAL, QUALITY SEMI RURAL LOCATION, SOUTH FACING GARDENS, POTENTIAL TO DEVELOP EXISTING BUNGALOW OR DEMOLISH AND NEW BUILD.

Occupying an enviable location set back from this private lane approach and offering an outstanding redevelopment opportunity. The existing two/three bedroomed bungalow which is in need of total refurbishment includes attractive enclosed gardens to the front with further rear garden with parking and outbuildings. The bungalow is eminently suitable for demolition and rebuild to create a brand new home within this tranquil setting which still maintains excellent access to Rotherham, Sheffield and the M1/M18 motorway network. Viewing is a must to appreciate the potential on offer.

#### EXISTING BUNGALOW

**Front Entrance Lobby** With double glazed front door.

**Rear Entrance Porch** 3.40 x 2.00. A double glazed porch/conservatory with tiled floor and double glazed external door.

#### Rear Hall

**Kitchen** 3.43 x 2.17. With sink unit, plumbing for washer and access to the Wet room.

**Wet Room** 2.14 x 1.71. With wc, wash basin, electric shower and combination gas boiler.

**Store/Pantry** 2.14 x 1.71.

**Lounge** 5.07 x 4.29. With tiled fireplace and grate.

**Dining Room/Bedroom Three** 4.19 x 3.98. With tiled fireplace and open grate and potential to use as a third bedroom.

**Bedroom One** 3.14 x 3.09.

**Bedroom Two** 3.36 x 3.13.

**Outside** Enclosed south facing gardens to the front with trees and shrubs. Rear garden with outbuildings and parking.

**Access** Vehicular access from Common Lane is via a shared surfaced private lane where a right of way exists for the bungalow and the two near neighbouring properties. Maintenance liability on the access will be shared between the three properties.

**Services** Mains services of water, electricity and gas are supplied and connected to the property. Mains drainage is currently by way of shared septic tank. The purchaser will be required to install their own drainage system within the boundary of the property for the sole usage of Woodlands View.

**Planning** Any enquiries regarding development/demolition of the existing bungalow should be made to RMBC Planning Department.

No planning applications have been made regarding the existing bungalow.



- Redevelopment opportunity
- Detached bungalow
- Potential to demolish for new build
- Lovely semi rural location
- Close to M18/M1
- Private Lane approach

#### Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.

## Ground Floor



Total area: approx. 81.3 sq. metres (875.4 sq. feet)

This plan is used for illustration purposes only  
Plan produced using PlanUp.