

Leasehold

Asking Price: £67,500

Searby Road, Bramley, Rotherham,  
South Yorkshire, S66



LINCOLN RALPH



Tel: 01709 278978

Email: [info@lincolnralph.com](mailto:info@lincolnralph.com)

[www.lincolnralph.com](http://www.lincolnralph.com)

# Searby Road, Bramley, Rotherham, South Yorkshire, S66

## ATTENTION INVESTORS! ONE BEDROOM GROUND FLOOR FLAT, GREAT LOCATION AND YIELD POTENTIAL, ELECTRIC HEATING AND DOUBLE GLAZING, ALLOCATED PARKING, NO ONWARD CHAIN!

Within this ever popular and convenient location a one bedroom ground floor flat which offers strong potential yield for investors. Including electric heating and double glazing the well presented accommodation comprises entrance lobby, open plan kitchen and lounge, one bedroom and en suite bathroom. Suitable also to retirees the property has allocated parking to the rear parking court and is within easy reach of the M18 motorway and local shopping amenities. No upward chain!

**Entrance Lobby** With double glazed front door, tiled floor and store cupboard housing the hot water tank.

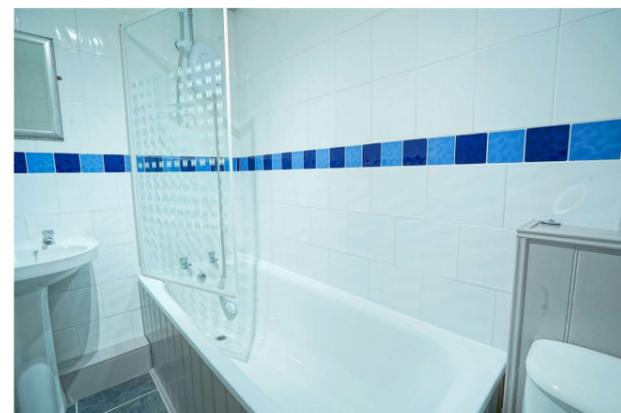
**Kitchen** 2.60 x 2.44. With a range of fitted units with roll edge worktops, circular sink with mixer tap and tiling to the sink and work surface area. Tiled floor, plumbing for washer, electric hob with extractor and electric oven.

**Lounge** 3.84 x 2.72. With front window and laminate floor.

**Bedroom** 3.39 x 2.28. With front window and laminate floor.

**En Suite Bathroom** 2.28 x 1.52. With white suite comprising wc, wash basin and bath with electric shower. Fully tiled floor and walls.

**Outside** There is an allocated parking space to the rear parking court (access from Elsham Close) Also small communal grassed areas and communal store to the rear.



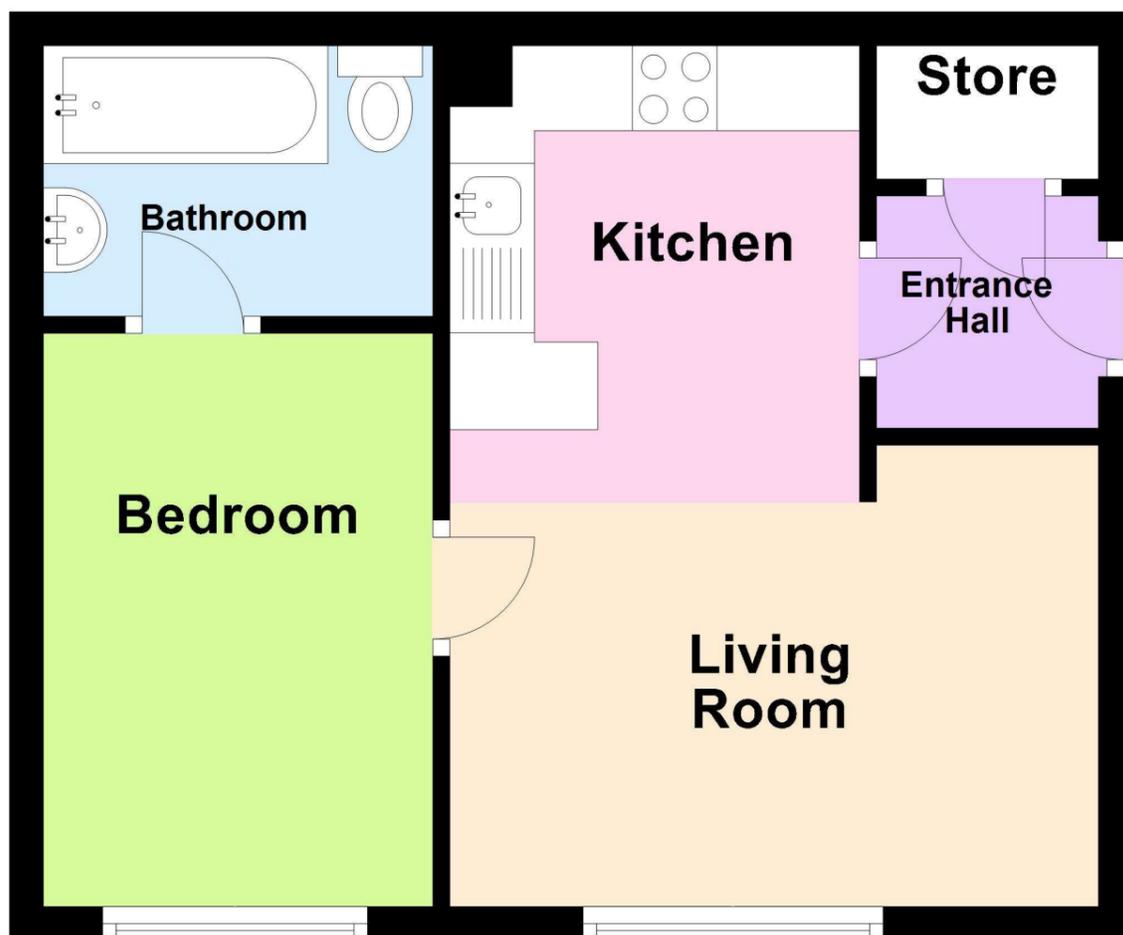
- Great investment opportunity
- Electric heating and double glazing
- Double bedroom and en suite bathroom
- Allocated parking
- No upward chain

### 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

Approx. 31.5 sq. metres (339.1 sq. feet)



Total area: approx. 31.5 sq. metres (339.1 sq. feet)

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