



3 Chaucer Road, Herringthorpe, Rotherham, South Yorkshire, S65 2JP

£800 Per Calendar Month

This spacious property is available to rent on the outskirts of Rotherham, in the popular area of Herringthorpe. Perfect for access to local amenities including schools. Ideal for transport links in town or M1 motorway. Bus routes are also nearby. Modern kitchen and lovely garden. Call us today to arrange a viewing.

Entrance Lobby

Front facing UPVC double glazed opaque door gives access. Central heating radiator and stairs rise to the first floor landing.

Lounge 12'0" x 14'0" (3.68 x 4.29)



Front facing single glazed window, central heating radiator and television connection point. Under stairs storage cupboard with side facing opaque glazed window the lounge has neutral walls and brand new grey carpet

Kitchen 17'10" x 7'10" (5.44 x 2.39)

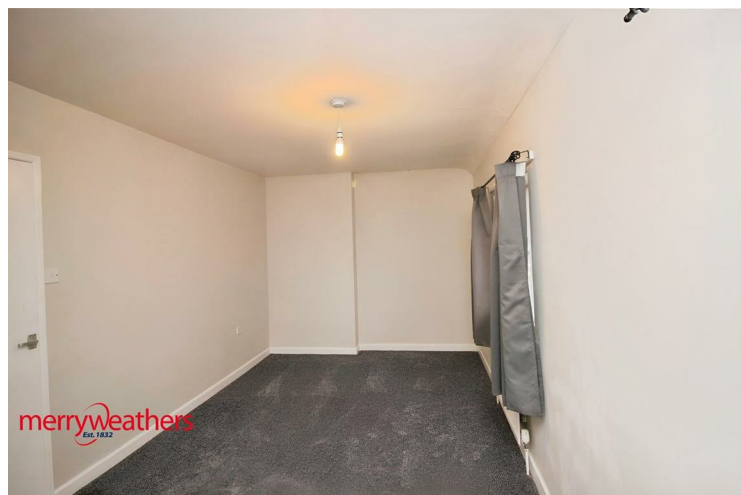


Set beneath the two rear facing single glazed windows are roll edge work surfaces incorporating 1½ bowl stainless steel single drainer sink unit with mixer tap, together with gas hob and split level oven with overhead extractor fan. The Kitchen has a range of attractive fitted wall, base and drawer units with space and plumbing for a washing machine and central heating radiator. Two further single glazed windows and rear facing wooden opaque glazed door. Recessed lights to the ceiling. There is new modern flooring.

First Floor Landing

Side facing single glazed window and access to loft area. Built in storage cupboard housing a wall mounted combination boiler with shelving.

Bedroom One 18'0" x 8'11" (5.49 x 2.74)



Two front facing single glazed windows, central heating radiator with neutral walls and plush carpet.

Bedroom Two 10'0" x 11'1" (3.05 x 3.38)



Rear facing window, central heating radiator and telephone connection point with, neutral walls and carpet.

Shower Room



Fitted with a white three piece suite comprising low level WC, pedestal wash hand basin and a shower cubicle fitted with a Mira Sport electric shower. Central heating radiator and rear facing single glazed opaque window. The Shower Room has modern flooring.

Outside



To the front is a foot gate leading to the tarmac path to the entrance door. There is also a front lawned garden with borders. A path at the side of the property with further border to the rear garden which is enclosed to three sides.

Tenancy Information

Rent: £800.00
Bond: £925.00
Holding Deposit: £184.00
EPC Rating: D
Council Tax Band: A
Property Type: Semi detached
Tenure: Freehold
Parking Type: Street parking
Restrictions: N/A
Construction Type: Standard
Heating Type: Gas Central Heating
Water Supply: Mains
Sewage: Mains
Gas Type: Mains
Electricity Supply: Mains
Building Safety: N/A
Rights and Easements: N/A
Flooding: Low

All tenants are advised to visit the Government website to gain information on flood risk.

<https://check-for-flooding.service.gov.uk/find-location>

Mobile/Broadband Coverage: All tenants are advised to visit the Ofcom website and open reach to gain information on broadband speed and mobile signal/coverage.

<https://www.openreach.com/>

<https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

Planning Permissions: N/A

Accessibility Features: N/A

Coal Mining Area: South Yorkshire is a coal mining area

All tenants are advised to check the Coal Authority website to gain more information on if this property is affected by coal mining.

<https://www.groundstability.com/public/web/home.xhtml>

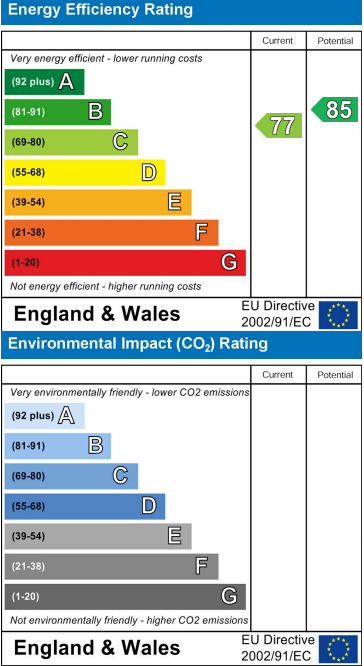
Floor Plan

Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph



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