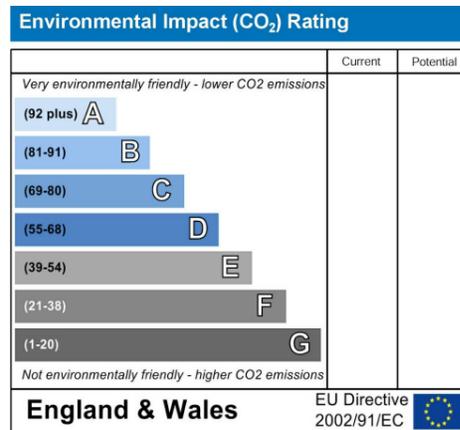
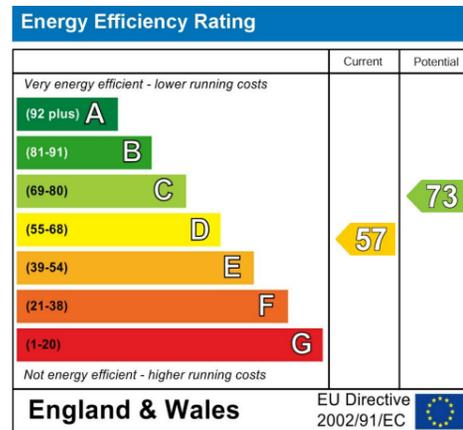


Energy Efficiency Graph



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.



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Key Points

****FOR SALE VIA THE MODERN METHOD OF AUCTION****

A well-appointed three bedroom semi detached house SOLD WITH IN SITU CLIENT AND IDEALLY SUITED TO THE SPECULATOR/INVESTOR.

The property offers gas central heating, uPVC double glazing and ground floor Cloakroom, the accommodation comprising: Hall, Cloakroom, through Lounge/Dining Room, fitted Kitchen, 3 Bedrooms and family Bathroom. Lawned gardens to front and rear. Rawmarsh is centrally placed for Rotherham, Barnsley & Doncaster and offers an excellent compliment of shopping and schooling facilities.

- 3 Bed Semi
- Ground Floor w.c
- Cul de Sac position
- Close to local amenities
- INVESTMENT OPPORTUNITY
- PLEASE CALL MERRYWEATHERS FOR FURTHER INFORMATION

About This Property

ENTRANCE HALL

With uPVC door, radiator and laminate flooring

LOUNGE 19'8" x 10'9" (6m x 3.3m)

With front facing uPVC window and double doors opening into the rear garden. Two radiators and laminate flooring

KITCHEN 12'5" x 8'7" (3.8m x 2.63m)

With gloss finish base and wall units and stainless steel sink, integrated electric hob and oven and high level extractor hood. Space and plumbing for washing machine, radiator and uPVC rear entrance door.

CLOAKROOM

With W.C., wash basin and uPVC opaque window

LANDING

REAR BEDROOM 10'5" x 9'6" (3.2m x 2.9m)

With radiator and uPVC window

FRONT BEDROOM 11'0" x 6'6" (3.37m x 2)

With radiator, uPVC window and cupboard

REAR BEDROOM 11'0" x 10'9" (3.37m x 3.3m)

With uPVC window, radiator and two built-in cupboards

BATHROOM

With white suite incorporating a shower above the bath. Tiled splashbacks and uPVC opaque windows.

OUTSIDE

There are lawned gardens to both front and rear.

MATERIAL INFORMATION

Council Tax Band A

Tenure Freehold

Property Type Semi detached house

Heating Type Gas central heating

Water Supply Mains water supply

Sewage Mains drainage

Gas Type Mains Gas

Electricity Supply Mains Electricity

All buyers 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>

Parking type On street parking

Building safety N/A

Restrictions N/A

Rights and easements N/A

Flooding - LOW

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

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

Planning permissions N/A

Accessibility features N/A

Coal mining area South Yorkshire is a mining area

All buyers 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>

AUCTIONEERS COMMENTS

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

