



25 Albion Road, Rotherham, S60 2NF

**Auction Guide £75,000**

\*\*\* FOR SALE BY MODERN METHOD OF AUCTION \*\*\*

\*\*\*EXCELLENT RENTAL INVESTMENT\*\*\*

LOCATED ONLY A MOMENTS WALK FROM THE TOWN CENTRE

MID-TERRACED HOUSE

GAS CENTRAL HEATING

uPVC DOUBLE GLAZING

VACANT POSSESSION

POTENTIAL FOR 4 BEDROOMS

FREEHOLD

COUNCIL TAX BAND 'A'

EPC RATING 'D'

## ENTRANCE HALL

With uPVC front door

## BEDROOM/LOUNGE 12'7" x 12'9" (3.85 x 3.89)



With uPVC window and radiator

## BEDROOM/DINING ROOM 8'5" x 12'11" (2.59 x 3.94)



With radiator and uPVC window

## KITCHEN



With fitted base and wall cupboards and integrated electric hob and oven with high level extractor hood. Wall-mounted gas central heating boiler. Plumbing for washing machine. uPVC entrance door and window

## FIRST FLOOR LANDING

## FRONT BEDROOM 12'9" x 11'9" (3.89 x 3.59)



With radiator and uPVC window

## REAR BEDROOM 12'9" x 12'6" (3.9 x 3.83)



With radiator and uPVC window

## SHOWER ROOM/W.C.



With shower enclosure, W.C. and wash basin. heated towel rail

## OUTSIDE

On-street permit parking and enclosed rear yard.

## MATERIAL INFORMATION

Council Tax Band - D

Tenure - Freehold

Property Type - Mid-terraced house

Construction Type - Brick built

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 permit 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>

We advise all clients to discuss the above points with a conveyancing solicitor.

## Auctioneers 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.

- TWO BEDROOMED TERRACED
- UPVC DOUBLE GLAZING
- IDEAL INVESTMENT

- GAS CENTRAL HEATING
- WELL MAINTAINED



### Area Map



### Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			79
(55-68) D		59	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating			
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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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