



Fellbrigg Road, Arbourthorne Sheffield

welcome to

Fellbrigg Road, Arbourthorne Sheffield

This end terrace property is ideal for a first time buyer or investor and is available to the market with no chain. The property is ideally located in this popular area having great access to local amenities as well as public transport links and great access to Sheffield City Centre.



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 £300 inc VAT towards the preparation cost of the pack.

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.

Hall

Having an entrance door and a further door leading to the lounge.

Lounge/Dining Room

22' 3" x 15' 1" (6.78m x 4.60m)

Front acing double glazed window and open plan staircase leading to the first floor accommodation. 3 radiators and ornamental fire place. patio doors leads to the conservatory.

Conservatory

11' 1" x 8' 2" (3.38m x 2.49m)

Having windows and patio doors leading to the rear garden.

Kitchen

12' 1" x 7' 10" (3.68m x 2.39m)

Having wall and base units, inset sink with rolled edge work surfaces. Gas hob and electric oven, space and plumbing for washing machine and rear facing double glazed window.

Landing

Bedroom One

12' 1" x 11' 1" (3.68m x 3.38m)

Front facing double glazed window and radiator.

Bedroom Two

9' 6" x 9' 6" (2.90m x 2.90m)

Rear facing double glazed window and radiator.

Bathroom

A suite comprising bath with shower above, wc and wash hand basin. Radiator and rear facing double glazed window.

Gardens

There is garden to the rear of the property.

Driveway

There is a driveway to the front of the property.



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Fellbrigg Road, Arbourthorne Sheffield

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- End terrace property
- Two bedrooms

Tenure: Freehold EPC Rating: D

guide price

£110,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
CPK113648 - 0005

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