



Charles Street, Thurcroft Rotherham S66 9HG

welcome to

Charles Street, Thurcroft Rotherham

ATTENTION FIRST TIME BUYERS OR INVESTORS... Spacious THREE bedroom MID TERRACED property with enclosed front and rear garden. Close to local amenities together with SCHOOLS and TRANSPORT LINKS. *** GUIDE PRICE - £60,000 ***



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.

Entrance Hall

Front facing double glazed door leading into hallway. Having central heating radiator.

Lounge

13' x 17' 3" to side of chimney breast (3.96m x 5.26m to side of chimney breast)

Spacious lounge with gas fire with back boiler. Front facing double glazed window and central heating radiator.

Kitchen

9' 1" x 9' 7" (2.77m x 2.92m)

Fitted kitchen with a range of wall and base units set above and below worksurfaces incorporating stainless steel sink and drainer. Space for gas cooker and fridge freezer and plumbing for washing machine. Rear facing double glazed window and central heating radiator.

Bathroom

Comprising low flush WC, pedestal wash hand basin and paneled bath with electric shower over. Partial tiling to walls and tiled flooring. Rear facing double glazed window.

Stairs And Landing

Stairs rising to first floor accommodation.

Bedroom One

10' 3" x 12' 7" To side of chimney breast (3.12m x 3.84m

To side of chimney breast)

Having walk in storage cupboard. Front facing double glazed window and central heating radiator.

Bedroom Two

12' 2" x 7' 4" (3.71m x 2.24m)

Cast iron fire place being the main focal point of the room. Built in wardrobe, rear facing double glazed window and central heating radiator.

Bedroom Three

9' 2" x 8' 6" (2.79m x 2.59m)

Rear facing double glazed window and central heating radiator.

Outside Space

To the front of the property is a laid to lawn garden.

To the rear is a courtyard with timber shed.



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- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- COUNCIL TAX BAND - A
- Guide Price - £60,000

Tenure: Freehold EPC Rating: E

guide price

£60,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DGT106991 - 0003

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