



Milner Close, Bramley Rotherham S66 2XA

welcome to

Milner Close, Bramley Rotherham

HOME SWEET HOME - Offered to market is this beautiful two bedroom detached bungalow situated in a highly sought after area. Including main living room, kitchen/diner, beautifully presented back garden and off road parking...DON'T DELAY!!!



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.

Entrance Hall Lounge

22' 4" into bay x 12' 10" into recess (6.81m into bay x 3.91m into recess)

Having front and side facing windows and a radiator.

Kitchen/Diner

12' 1" x 17' 1" Max (3.68m x 5.21m Max)

This open plan kitchen/diner has two rear facing windows and a rear facing door. the kitchen is fitted with a range of wall and base units, sink and drainer, integrated oven and hob, space for a fridge freezer and plumbing for a washing machine.

Conservatory

10' 2" x 13' 9" (3.10m x 4.19m)

Has a rear facing door and a radiator.

Bedroom One

10' 1" x 10' 5" plus fitted wardrobe (3.07m x 3.17m plus fitted wardrobe)

Bedroom One has a fitted wardrobe and rear facing patio doors. It also has an additional spacious walk-in wardrobe: 8ft"11 by 9ft"10.

Bedroom Two

10' 3" max x 9' 7" Into bay (3.12m max x 2.92m Into bay)

Bedroom two has a front facing double glazed window with a fitted wardrobe.

Bathroom

The bathroom has a side facing window, bath with shower, w/c, hand wash basin and a radiator.

Outside

To the front of the property is a spacious driveway providing parking for multiple cars and a garage.

To the rear is a lawned garden with a patio area.



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- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Two bedroom detached bungalow
- Spacious accomodation throughout

Tenure: Freehold EPC Rating: D

Council Tax Band: C

guide price

£210,000



Please note the marker reflects the postcode not the actual property

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Property Ref:

RTF116561 - 0004

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