



Gerard Road, Rotherham S60 2PP

welcome to

Gerard Road, Rotherham

STARTING BID £190,000 - WHEN LOCATION IS EVERYTHING - This spacious 4 bedroom semi-det is situated in this popular location, well placed for Town Centre, Rotherham Hospital & transport links. Boasting spacious accommodation & a larger than average garden - CALL NOW!



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.

Agents Note

The sale of this property is subject to grant of probate. Please seek an update from the branch with regards to the potential timeframes involved.

Entrance Hall

Having a front facing single glazed door & a radiator.

Lounge

16' 5" into bay window x 14' 2" into chimney breast recess (5.00m into bay window x 4.32m into chimney breast recess)

Having a front facing bay window, a radiator & a gas fireplace.

Dining Room

12' 10" into recess x 13' 5" (3.91m into recess x 4.09m)
Having a side facing single glazed window, rear facing single glazed French doors, a radiator & a gas fireplace.

Kitchen

16' 9" into recess x 11' 4" into recess (5.11m into recess x 3.45m into recess)
Fitted with wall & base units with worktops housing the sink & drainer & solid fuel Aga. Having a side facing single glazed window, a rear facing single glazed door & a door leading to the cellar.

Shower Room

Located on the ground floor fitted with a shower, a hand wash basin & a WC. Having a side facing window, an extractor fan & a radiator.

Landing

Having a built in storage cupboard & providing entry to the loft.

Bedroom One

15' 9" into bay window x 12' 8" into chimney breast recess (4.80m into bay window x 3.86m into chimney breast recess)
Having a front facing double glazed bay window, a radiator & a feature fireplace.

Bedroom Two

13' 5" into recess x 13' 3" into recess (4.09m into recess x 4.04m into recess)
Having a rear facing double glazed window & a radiator.

Bedroom Three

11' 5" x 7' 10" (3.48m x 2.39m)
Having a rear facing double glazed window & a radiator.

Bedroom Four

6' 4" x 8' 6" (1.93m x 2.59m)
Having a front facing window & a radiator.

Bathroom

Fitted with a bath & a hand wash basin, a side facing single glazed window & a radiator.

The WC is separate from the main bathroom.

Outside

To the front of the property is a drive providing off road parking.

To the rear is a lawned garden with flower beds, a green house & two outbuildings. Also benefiting from a detached garage.



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welcome to

Gerard Road, Rotherham

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Four bedroom semi detached family home
- Spacious accommodation throughout with 2 reception rooms

Tenure: Freehold EPC Rating: D

Council Tax Band: C

guide price

£175,000



Please note the marker reflects the postcode not the actual property

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Property Ref:

RTF116655 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01709 829935



rotherham@williamhbrown.co.uk



32 Mansfield Road, ROTHERHAM, South
Yorkshire, S60 2DR



williamhbrown.co.uk