

**FOR SALE**



**Oliver Street, Mexborough**  
**Auction Guide Price £50,000**

**MARTIN & CO**



## Oliver Street, Mexborough

2 Bedrooms, 0 Bathroom

**Auction Guide Price £50,000**

- Two bed
- Tenant in situ
- Great location
- Sold via modern method of auction
- Terrace

### Auctioneer Comments

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation

Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd).

If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information

Pack is provided, which you must view before bidding.

The buyer will pay £300 inc VAT for this pack.

The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase

price inc VAT, subject to a minimum of £6,600 inc VAT. This Fee is paid to reserve the property to the buyer during the

Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty.

Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450. These services are optional.

Ideally located a short distance away from the high



street is this 2 Bed terraced house in central Mexborough comprising of 2 Bedrooms, Kitchen, Lounge and Bathroom.

EXTERNAL – A low maintenance patio with gravel area at the back of the property.

LIVING ROOM – The living room sits to the front of the property. Featuring electric fire and laminate flooring.

KITCHEN – The kitchen features light oak style cupboards with contrasting worktops with space for white good appliances. The kitchen sits to the rear of the property and overlooks the patio garden out back.

HALLWAY – With laminate flooring leading to the back yard

BATHROOM – A half tiled bathroom with flooring, complete with bath and over head shower facilities, w/c and a wash basin.

BEDROOMS – The property features good sized bedrooms, one with a small build in cupboard space









## Martin & Co Rotherham

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**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.