



**PRESTIGIOUS HOMES**  
merryweathers  
Est. 1832

Church Lane, Bramley, Rotherham, S66 2RU

**By Auction £325,000**

**\*\*FOR SALE BY MODERN METHOD OF AUCTION GUIDE PRICE £325,000\*\***

OFFERED WITH NO VENDOR CHAIN. Occupying a substantial plot amounting to approximately 0.5 acre in the former grounds of Bramley Park is this **DETACHED BUNGALOW** which offers **SPACIOUS AND VERSATILE ACCOMMODATION**. The bungalow is situated on a quiet backwater set back off Church Lane and is literally only a moments drive from Wickersley School and Sports College, the M18 intersection and the centre of Wickersley which offers a wide and varied complement of shopping facilities and amenities.

The gardens are an undoubted feature and offer a high degree of privacy and tranquility.

### **SUN LOUNGE**

18'4" x 15'6"

An 'L' shaped room which encompasses a seating area/Study positioned to overlook the gardens, Accessed by a timber entrance door with uPVC windows. Electric night storage radiator

### **DINING ROOM**

10'4" x 9'

With electric night storage radiator . An archway leads into the Reception Hall

### **LOUNGE**

19'1" x 16'6"

A bright and spacious room having two uPVC windows and patio doors, fireplace surround and two electric night storage radiators. Glazed triple doors open into the Dining room

### **KITCHEN**

15' x 11'

Re-fitted with an extensive range of

bespoke base and wall units with contrasting work surfaces and inset sink with monobloc tap set beneath the uPVC window. Integrated halogen hob with extractor above and double oven and microwave to one side.

### **INNER HALL**

With night storage radiator and walk-in storage cupboard.

### **BEDROOM ONE**

20'2" x 13'1"

Having two uPVC windows, fitted wardrobes to one wall and electric night storage radiator

### **BEDROOM TWO**

12'1" x 12'0"

The measurement taken to the built-in wardrobes with hanging robes and shelving. .uPVC window and electric night storage radiator

### **BEDROOM THREE**

11'7" x 9'9"

Having two uPVC windows and electric night storage radiator

### **BATHROOM**

11'7" x 6'2"

Comprising of a whirlpool bath with 'Mira' shower and screen, close coupled W.C and vanity unit. Tiling to the walls and floor, electric heated towel rail/radiator, two uPVC opaque glazed windows and cupboard.

### **SHOWER ROOM**

With shower cubicle, close coupled W.C. and vanity wash hand basin. Tiling to the walls and floor and electric heated towel rail.

### **ENTRANCE LOBBY/UTILITY ROOM**

14'10" x 9'4"

With fitted base and wall units, wine rack, inset polycarbonate sink,

plumbing for washer. Floor-to-ceiling cupboards. uPVC entrance door and window. Airing cupboard

### **STOREROOM**

17'10" x 9'10"

With uPVC windows

### **OUTSIDE**

The bungalow occupies a substantial plot totalling approximately 0.5 acre in the former grounds of Bramley Park. The gardens offer a wide and varied array of plants and shrubs with meandering paths, lawns and ornamental pond. A tarmac drive gives access to the **DETACHED BRICK GARAGE** and Carport attached to the bungalow.

### **MATERIAL INFORMATION**

Tenure: Freehold

Council Tax Band E

### **AUCTIONEERS COMMENTS**

Auctioneer Comments

This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold Limited.

This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyer's solicitor. This additional time allows buyers to proceed with mortgage finance.

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee. This being 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. The Reservation Fee is

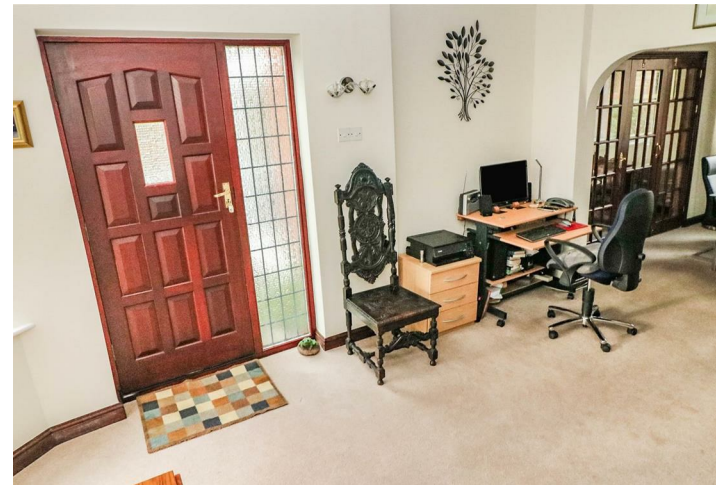
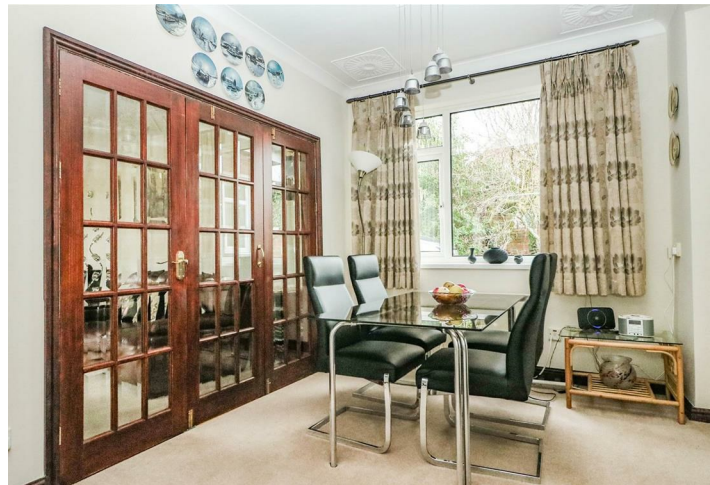
paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to go through an identification verification process with iamsold and provide proof of how the purchase would be funded.

This property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation Agreement and terms and conditions are also contained within this pack. The buyer will also make payment of £300 including VAT towards the preparation cost of the pack, where it has been provided by iamsold.

The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.

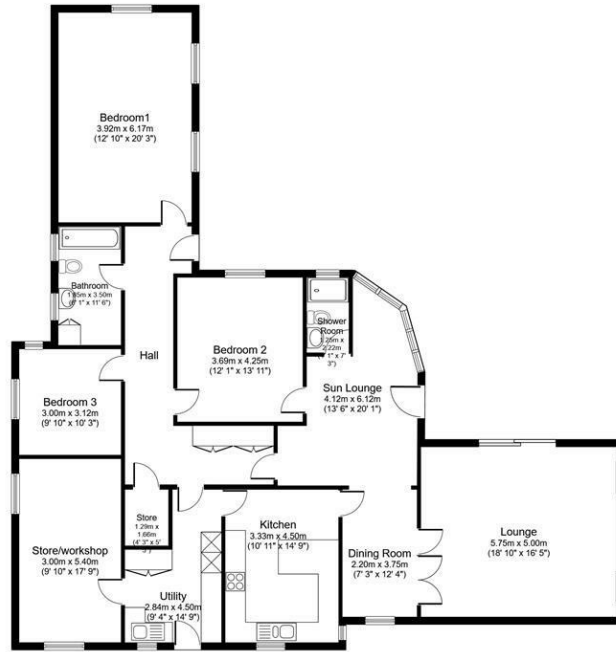
### **Referral Arrangements**

The Partner Agent and Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will be of benefit; you are under no obligation to use any of these services and you should always consider your options before services are accepted. Where services are accepted the Auctioneer or Partner Agent may receive payment for the recommendation and you will be informed of any referral arrangement and payment prior to any services being taken by you.



# Floor Plan

42, Church Lane, Bramley, ROTHERHAM, S66 2RU



Floor Plan

Floor plans are for identification purposes only. All measurements are approximate.

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# PRESTIGIOUS HOMES



## Area Map



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## Energy Efficiency Graph

