



25 Keppel View Road, Kimberworth, Rotherham, S61 2AR

Auction Guide £160,000

****FOR SALE BY MODERN METHOD OF AUCTION GUIDE PRICE £160,000**** Situated in the much sought after area of Kimberworth, this property has been well maintained by its owners and would provide a lovely family home. Situated to be within walking distance of well regarded local schooling both secondary and primary as well as being just a short drive to the motorway network and the Meadowhall Shopping Centre. The property is sold with immediate vacant possession and no vendor chain.

Merryweathers

Merryweathers are leading Estate Agents in Rotherham, Barnsley, Doncaster, Maltby, Mexborough & the whole of South Yorkshire. Founded in 1832, the company has maintained a strong, independent tradition, and a passion for properties ever since. Whether you're looking to rent in Rotherham or move to Maltby, whether you're a Barnsley business or a first-time buyer in Doncaster or Mexborough, we've got the experience, the knowledge and the qualifications to help you progress perfectly.

Entrance Porch

With a front facing upvc window and central heating.

Lounge / Diner 15'1" x 24'11" (4.62 x 7.62)



With a front facing upvc bay window, central heating radiators, decorative coving to the ceiling and the focal point of the room being the decorative fireplace with living flame gas fire inset. With a rear facing entrance door entering the conservatory.

Conservatory 10'9" x 8'5" (3.28 x 2.59)



Built upon a brick base with upvc glazing to include a side facing entrance door and enjoying views over the rear garden

Kitchen 6'5" x 10'0" (1.96 x 3.06)



This impressive kitchen is fitted with a modern range of wall base and draw units, complete with induction hob with oven below and with extractor above. With a side entrance door entering side covered passageway.

Side Passageway / Previously Garage

Having been converted the room offers versatility and could be used as a play room or bar area. With front facing upvc french doors and sliding patio to the rear.

First Floor Landing

With side facing upvc window and storage hosting the central heating boiler. There is also access to the fully boarded loft via the pull down ladder.

Principal Bedroom 12'10" x 9'0" (3.92 x 2.76)



With a front facing upvc window, central heating radiator and comprehensive fitted wardrobes.

Bedroom Two 11'11" x 8'9" (3.65 x 2.69)



With a rear facing upvc window, central heating radiator and fitted wardrobes.

Bedroom Three 5'11" x 9'3" (1.81 x 2.84)



With a front facing upvc window and central heating radiator.

Shower Room



With a three piece suite comprising of a walk in shower with thermostatic shower above, pedestal hand wash basin and low flush WC. With central heating radiator and opaque double glazed window

External



To the front is an attractive block paved driveway, with no direct access to the rear. To the rear is a block paved area with garden shed.

Material Information

Freehold
Council Tax Band B
EPC Rating C

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.

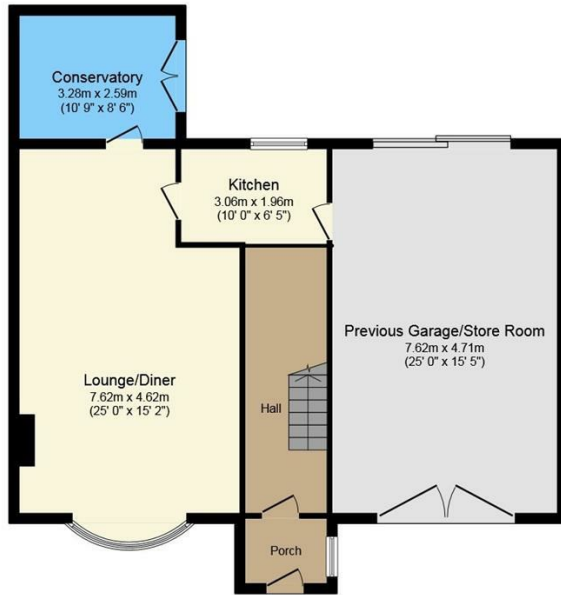
This property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation Agreement and 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

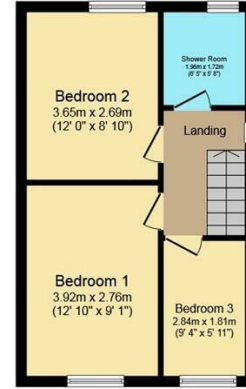
The Partner Agent and Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will be of benefit; you are under no obligation to use any of these services and you should always consider your options before services are accepted. Where 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



Ground Floor

Floor area 98.5 sq.m. (1,061 sq.ft.) approx



First Floor

Floor area 34.9 sq.m. (376 sq.ft.) approx

Total floor area 133.4 sq.m. (1,436 sq.ft.) approx

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C		69	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating			
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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