



10 Marriott Place, Rawmarsh, Rotherham, S62 7EA

**Auction Guide £130,000**

**\*\*FOR SALE BY MODERN METHOD OF AUCTION GUIDE PRICE £130,000\*\***

**OPEN TO REASONABLE OFFERS!**

A freshly decorated **THREE BEDROOM SEMI DETACHED HOUSE**, offered for sale with **NO UPWARD CHAIN**. The property offers **GAS CENTRAL HEATING AND uPVC DOUBLE GLAZING**, the accommodation comprising, Hall, Lounge, separate Dining Room, Kitchen, three Bedrooms, Bathroom and separate W.C.

Off-road parking to the front and larger than average lawned rear garden.

### **ENTRANCE HALL**

With half glazed composite door and glazed side panel. Radiator and small storage cupboard

### **DINING ROOM 12'5" x 8'11" (3.8 x 2.74)**



With double panelled radiator set beneath the front facing uPVC window

### **LOUNGE 15'11" x 12'5" (4.86 x 3.8)**



With rear facing uPVC window and radiator

### **KITCHEN 5'1" x 8'8" (1.55 x 2.66)**



With inset stainless steel sink, space and plumbing for washing machine and electric cooker point. Wall mounted gas central heating boiler and radiator, side facing uPVC window and half glazed composite rear door. Under stairs cupboard

### **FIRST FLOOR LANDING**

With uPVC side window

### **FRONT BEDROOM 10'1" x 12'9" (3.09 x 3.91)**



With radiator, uPVC window, radiator and airing cupboard

### **REAR BEDROOM 12'5" x 8'9" (3.81 x 2.68)**



With radiator and uPVC window

### **FRONT BEDROOM 8'7" x 7'11" (2.62 x 2.42)**



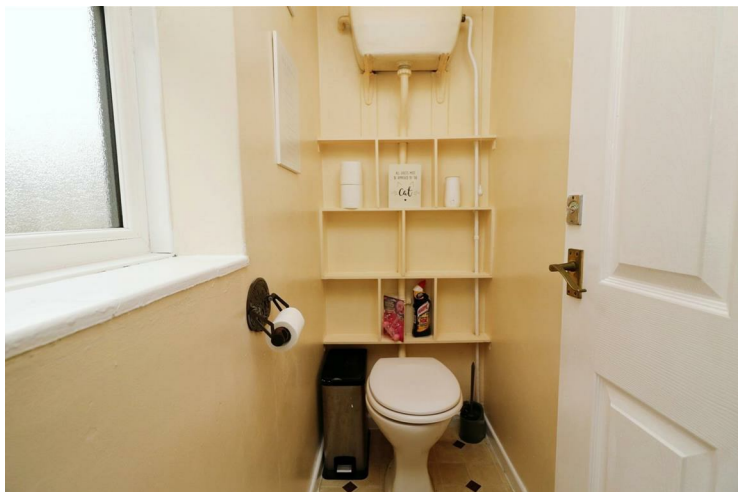
With radiator, uPVC window and hanging space

### **BATHROOM 4'8" x 5'5" (1.43 x 1.66)**



With panelled bath and shower and wash hand basin, radiator and uPVC opaque window

### **SEPARATE W.C. 2'9" x 5'5" (0.84 x 1.66)**



With W.C. and uPVC opaque window

### **OUTSIDE**



Gravelled hardstanding to the front providing off-road parking. To the rear is a brick store place and a larger than average lawn

### **MATERIAL INFORMATION**

Material information  
Council Tax Band A  
Tenure Freehold  
Property Type Semi Detached House  
Construction type Brick built  
Heating Type Gas central heating  
Water Supply Mains water supply  
Sewage Mains drainage  
Gas Type Mains Gas  
Electricity Supply Mains Electricity

All buyers are advised to visit the Ofcom website and open reach to gain information on broadband speed and mobile signal/coverage.

<https://www.openreach.com/>

<https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

Parking type driveway

Building safety N/A

Restrictions N/A

Rights and easements N/A

Flooding – LOW

All buyers are advised to visit the Government website to gain information on flood risk. <https://check-for-flooding.service.gov.uk/find-location>

Planning permissions N/A

Accessibility features N/A

Coal mining area South Yorkshire is a mining area

All buyers are advised to check the Coal Authority website to gain more information on if this property is affected by coal mining.

<https://www.groundstability.com/public/web/home.xhtml>

We advise all clients to discuss the above points with a conveyance solicitor.

### **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.

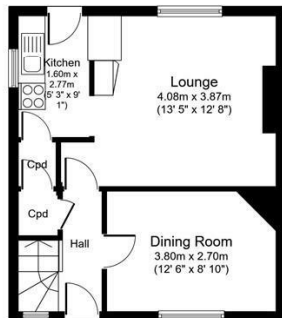
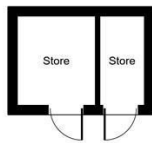
## Referral Arrangements

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.

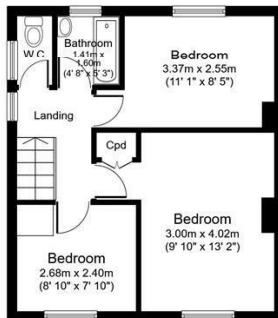
# Floor Plan

## 10 Marriott Place, Rawmarsh, S62 7EA

Total floor area 77.1 sq.m. (830 sq.ft.) approx (Excluding Stores)



Ground Floor



First Floor

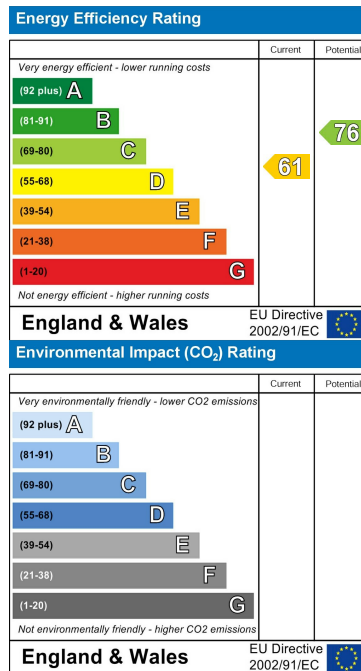
Floor plans are for identification purposes only. All measurements are approximate.

Created using Vision Publisher™

# Area Map



# Energy Efficiency Graph



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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