



48 Poplar Avenue, Thrybergh, Rotherham, S65 4AZ

Auction Guide £80,000

*** OFFERED FOR SALE BY MODERN METHOD OF AUCTION-TREMENDOUS POTENTIAL ***

An extended two bedroom semi detached house, occupying a corner plot, in need of upgrading. The property will be of particular interest to investors/speculators, the accommodation briefly comprising: Entrance Porch, inner Hall, Lounge, Kitchen, wrap round Living Room Extension, ground floor Shower Room/W.C. Two Bedrooms, Bathroom.

Gardens to three sides.

FRONT ENTRANCE PORCH 5'0" x 5'1" (1.54 x 1.57)

With uPVC door and windows

ENTRANCE HALL

LOUNGE 12'0" x 11'6" (3.67 x 3.51)



With radiator and front facing uPVC window

KITCHEN 15'4" x 7'9" (4.69 x 2.37)



Having fitted units and under stairs storage cupboard

LIVING ROOM EXTENSION 19'1" x 11'9" (5.82 x 3.6)

With uPVC double doors and window. Built-in storage cupboard

SHOWER ROOM 3'9" x 8'0" (1.15 x 2.44)

With cubicle, W.C. and wash hand basin, uPVC opaque window

FIRST FLOOR LANDING

FRONT BEDROOM 11'11" x 11'5" (3.65 x 3.5)



With radiator and built-in cupboard

REAR BEDROOM 8'10" x 7'10" (2.71 x 2.41)



BATHROOM 6'2" x 4'11" (1.9 x 1.5)

OUTSIDE



The property is set back from the road with a long lawned front garden continuing past the side of the house to the lawned rear garden

AUCTIONEER 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.

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 On road

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.

Floor Plan



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
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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