



19 St. Nicolas Road, Rawmarsh, Rotherham, S62 5EN

Auction Guide £100,000

FOR SALE BY MODERN METHOD OF AUCTION START BID £100,000A three bedroom semi detached house offered for sale with NO UPWARD CHAIN and benefitting from GAS CENTRAL HEATING FROM A COMBI BOILER, uPVC DOUBLE GLAZING AND OFF-ROAD PARKING. The accommodation briefly comprises: Hall with walk-in storage room, Lounge, separate Dining Room, Kitchen, three Bedrooms, Bathroom. Low-maintenance gardens and driveway.

ENTRANCE HALL

With half glazed uPVC front door and radiator. Walk-in store room with uPVC opaque window and housing the 'Ideal' gas combi boiler

LOUNGE 12'0" x 11'9" (3.68 x 3.6)

With fireplace surround and pebbled effect gas fire, uPVC double doors opening into the rear garden

DINING ROOM 12'0" x 11'9" (3.68 x 3.6)

With front facing uPVC window and radiator

KITCHEN 8'5" x 8'9" (2.57 x 2.67)

With inset stainless steel sink set beneath the rear facing uPVC window. Integrated gas hob with electric oven and extractor hood. Radiator, uPVC side entrance door and useful under stairs Pantry

FIRST FLOOR LANDING

With uPVC window and cupboard

FRONT BEDROOM 9'6" x 13'3" (2.92 x 4.04)

With built-in wardrobes running the length of one wall. Radiator and uPVC window

REAR BEDROOM 11'10" x 9'7" (3.62 x 2.93)

With radiator, uPVC window and cupboard

FRONT BEDROOM 7'10" x 9'10" (2.4 x 3)

With uPVC window, radiator and cupboard

BATHROOM 7'10" x 6'5" (2.39 x 1.96)

With white suite comprising a panelled bath, pedestal wash hand basin, W.C. and shower cubicle. Radiator and uPVC opaque window.

OUTSIDE

Concreted front drive and pebbled garden whilst to the rear is a low-maintenance paved and pebbled garden.

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 Drive to front

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.

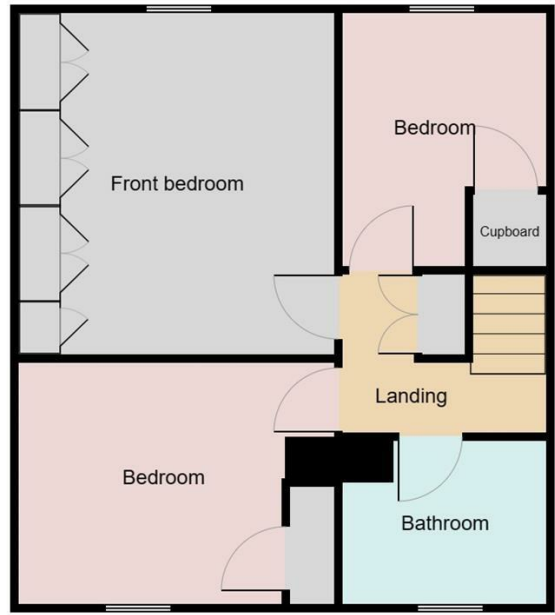
This property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation Agreement and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

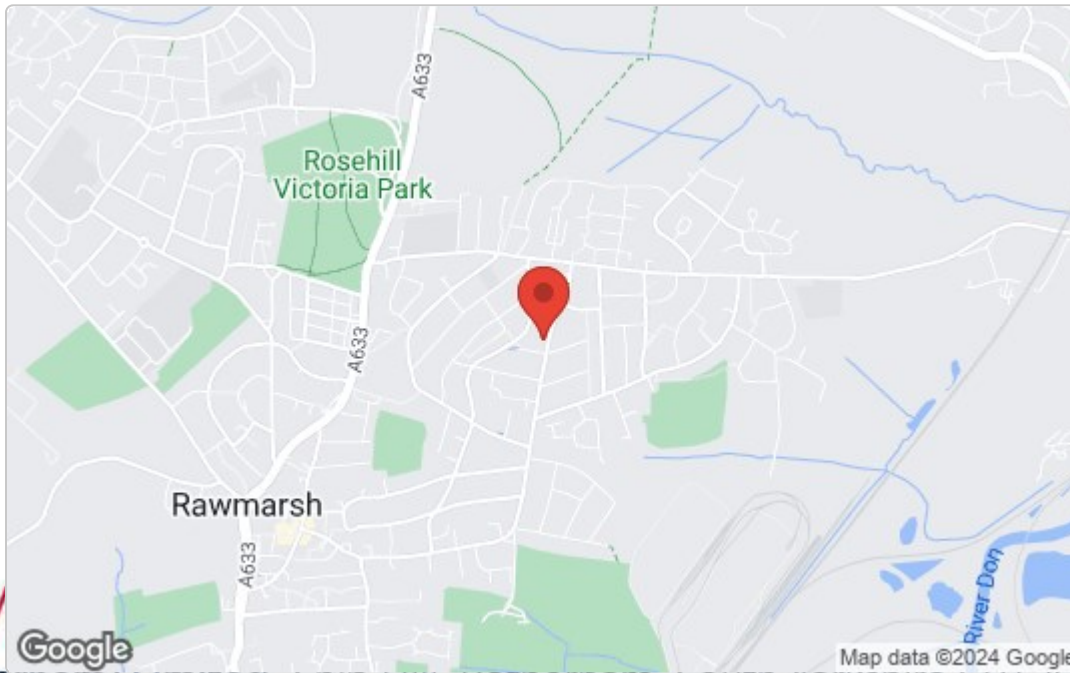
Referral Arrangements

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.

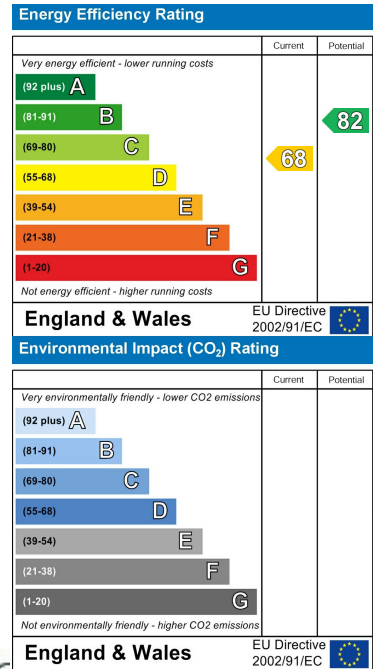
Floor Plan



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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