



3 Wharncliffe Close, Rawmarsh, Rotherham, S62 7LL

**Auction Guide £280,000**

\*\*\*FOR SALE BY MODERN METHOD OF AUCTION START BID £280,000\*\*\*

OCCUPYING A SUBSTANTIAL PLOT ON A SMALL CUL-DE-SAC IS THIS 4 BEDROOM DETACHED BUNGALOW OFFERED FOR SALE WITH NO UPWARD CHAIN.

The accommodation is extremely versatile and spacious, briefly comprising of a Reception Hall, large Lounge, separate Dining Room, Kitchen, Utility Room, 4 Bedrooms and Shower Room. There are lawned gardens to all sides with driveway and Garage.



### RECEPTION HALL 11'9" x 10'1" (3.6 x 3.08)



With uPVC front door and half glazed side panel. Two cloaks cupboards, radiator and wood panelling to the walls and ceiling. Cloaks cupboard housing the 'Vokera' gas combination boiler

### LOUNGE 24'1" x 12'4" (7.36 x 3.76)



Having two uPVC picture windows overlooking the front garden, two radiators and tiled fireplace surround.

### DINING ROOM 12'7" x 11'0" (3.85 x 3.37)



With radiator and rear facing uPVC window

### KITCHEN 11'1" x 10'11" (3.4 x 3.34)



With base and wall cupboards, gas hob and high level extractor hood with electric double oven. 'Myson' gas wall heater, rear facing uPVC window and walk-in Pantry

### UTILITY ROOM 8'8" x 5'10" (2.65 x 1.79)



With base and wall cupboards and stainless steel sink, space and plumbing for washing machine, double panelled radiator, uPVC rear entrance door and window

### SHOWER ROOM 8'7" x 5'7" (2.62 x 1.71)



With shower cubicle, pedestal wash hand basin and W.C. heated towel rail, tiled walls and two uPVC opaque windows

### INNER HALL



### REAR BEDROOM ONE 12'5" x 11'4" (3.79 x 3.46)



With radiator, uPVC, fitted wardrobes and vanity wash hand basin

### FRONT BEDROOM TWO 12'5" x 8'7" (3.8 x 2.64)



With fitted wardrobe, radiator and uPVC window

### REAR BEDROOM THREE 10'10" x 11'4" (3.32 x 3.46)



With radiator and uPVC window

### FRONT BEDROOM FOUR 8'11" x 11'11" (2.73 x 3.65)



(The measurement not including the fitted wardrobes running the length of one wall,) radiator and uPVC window

### OUTSIDE



The bungalow was constructed over two plots

### 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

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Total floor area 126.9 sq.m. (1,366 sq.ft.) approx (Excluding Garage)



Ground Floor

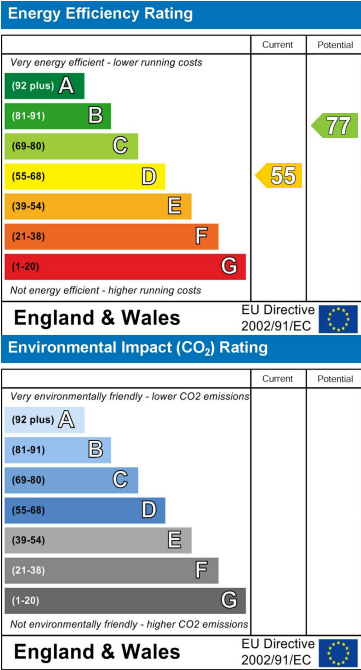
Floor plans are for identification purposes only.  
All measurements are approximate.

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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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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