



13 Nelson Road, Maltby, S66 7PJ

Auction Guide £55,000

MODERN METHOD OF AUCTION *** NO CHAIN *** We are pleased to offer for sale this newly refurbished mid terrace property, offered for sale with generous proportions throughout. Ideal for a wide range of purchasers looking for a completed project.

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Any payment that will be received by the Agent or Auctioneer will be confirmed to you in writing before services are taken. Services are optional.

Entrance

Property is accessed through a double glazed door.

Lounge 15'9" x 11'8" (4.82 x 3.58)



Having a front facing window and radiator.

Dining Area 13'6" x 11'4" (4.13 x 3.47)



Having a window and a radiator.

Kitchen 12'9" x 7'1" (3.89 x 2.17)



Having a range of wall and base units with a sink unit, hob, oven and extractor hood, radiator and wall mounted boiler, and double glazed window.

Utility Area 9'6" x 4'9" (2.92 x 1.47)



Having a double glazed window to the side elevation and a radiator. Further door leading to the rear garden.

W.C



Having a low flush w.c, hand wash basin a double glazed window and a radiator.

First Floor Landing

Bathroom 7'1" x 6'10" (2.18 x 2.09)



Having a panelled bath, low flush w.c, hand wash basin, tiled floor and double glazed window.

Bedroom One 14'4" x 9'3" (4.39 x 2.82)



Having a window and a radiator.

Bedroom Two 11'4" x 10'1" (3.47 x 3.08)

Having a window and a radiator.

Bedroom Three 11'1" x 9'3" (3.40 x 2.84)

Having a window and a radiator.

Outside



To the front of the property is a forecourt garden area and to the rear of the property is a low maintenance off road parking area.

Material Information

Council Tax Band A

Tenure Freehold

Property Type Terrace

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 street

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>

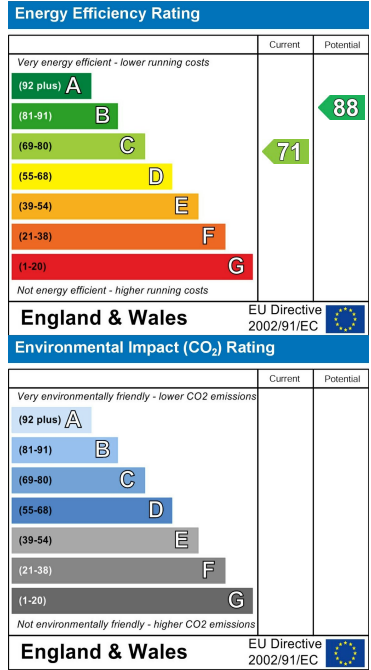
Floor Plan



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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