merryweathers
Est. 1832









Jades Acre St. Leonards Avenue, Thrybergh, Rotherham, S65 4DH

Auction Guide £325,000

FOR SALE VIA AUCTION.

Offered for sale is this detached five bedroom bungalow situated in Thrybergh, aimed at a variety of buyers. Offering good sized accommodation throughout and situated in this sizeable plot.

Set within this private position offering ample parking space its certainly one not to be missed.

Entrance Hallway



Rear entrance through UPVC door, housing two storage cupboards, radiator, doors leading to: lounge, bathroom and four bedrooms, loft access.

Lounge 16'2" x 11'9" (4.95 x 3.6)





UPVC window, radiator, coal fire on hearth and fire surround. radiator
Focal point of the room is a stone chimney breast. with a stone archway leading to dining area.

Dining room 12'4" x 9'0" (3.76 x 2.76)





Front UPVC window and a radiator

Kitchen 13'6" x 12'1" (4.13 x 3.70)





Rear entrance UPVC door, wood effect base and wall units, marble effect worktops, side UPVC window. Having a radiator. plumbing for washing machine & gas cooker point.

Bathroom 8'8" x 8'6" (2.66 x 2.60)



Tiled flooring, partially tiled walls. corner bath, sink, WC, separate shower. double glazed window, heated towel rail.

Bedroom One 8'5" x 8'2" (2.57 x 2.49)



UPVC window and a radiator

Bedroom Two 11'0" x 7'1" (3.37 x 2.17)





UPVC window and a radiator

Bedroom Three 11'0" x 8'7" (3.37 x 2.62)



UPVC window and a radiator

Bedroom Four 15'3" x 11'7" (4.66 x 3.54)





UPVC window, radiator. archway leading to dressing area, patio doors leading to rear garden

Dressing room 8'2" x 6'1" (2.50 x 1.86)



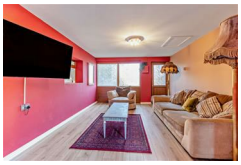
UPVC window.

Separate WC 5'3" x 2'6" (1.61 x 0.78m)



UPVC window. Tiled floor, partially tiled walls.

Annex 13'8" x 11'4" (4.19 x 3.46)







Annex with front, side and rear, UPVC windows. Radiator. Front and side UPVC doors. loft access.

Outside



Access to the front via gated access to long driveway providing ample parking , Enclosed lawned garden to front and rear. With garden shed.

Material Information

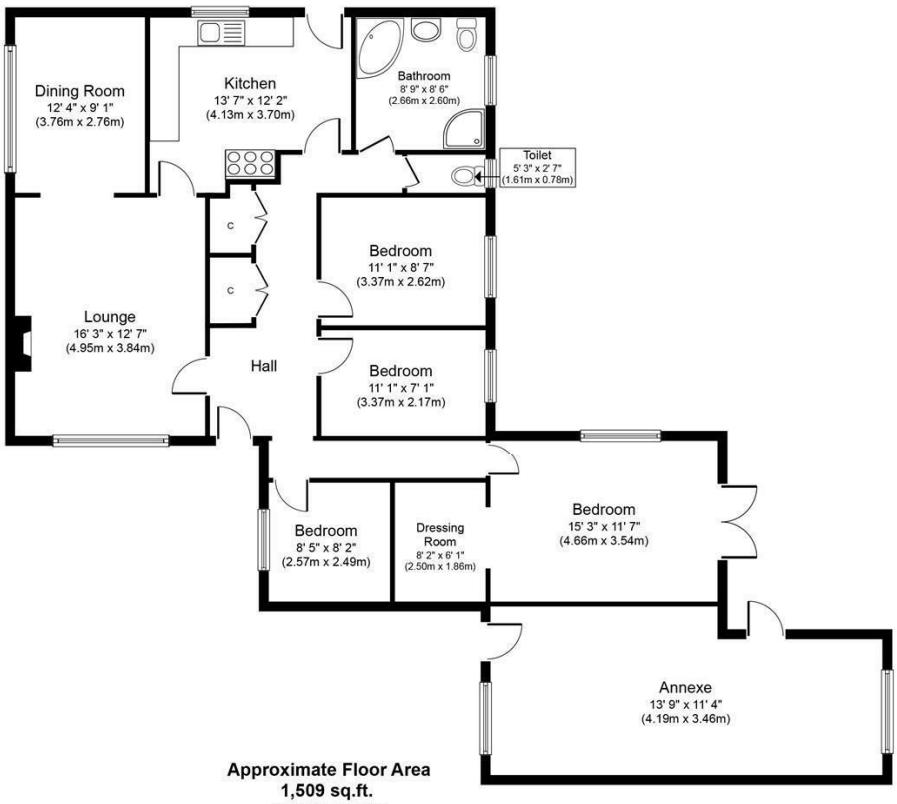
Council Tax Band D
Tenure Freehold
Property Type Detached bungalow
Construction type Brick built
Heating Type Gas central heating
Water Supply Mains water supply
Sewage Mains drainage
Gas Type Mains Gas
Electricity Supply Mains Electricity
All buyers are advised to visit the Ofcom website and open reach 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 Two car 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 convincing solicitor.

Auctioneers Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This 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 complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

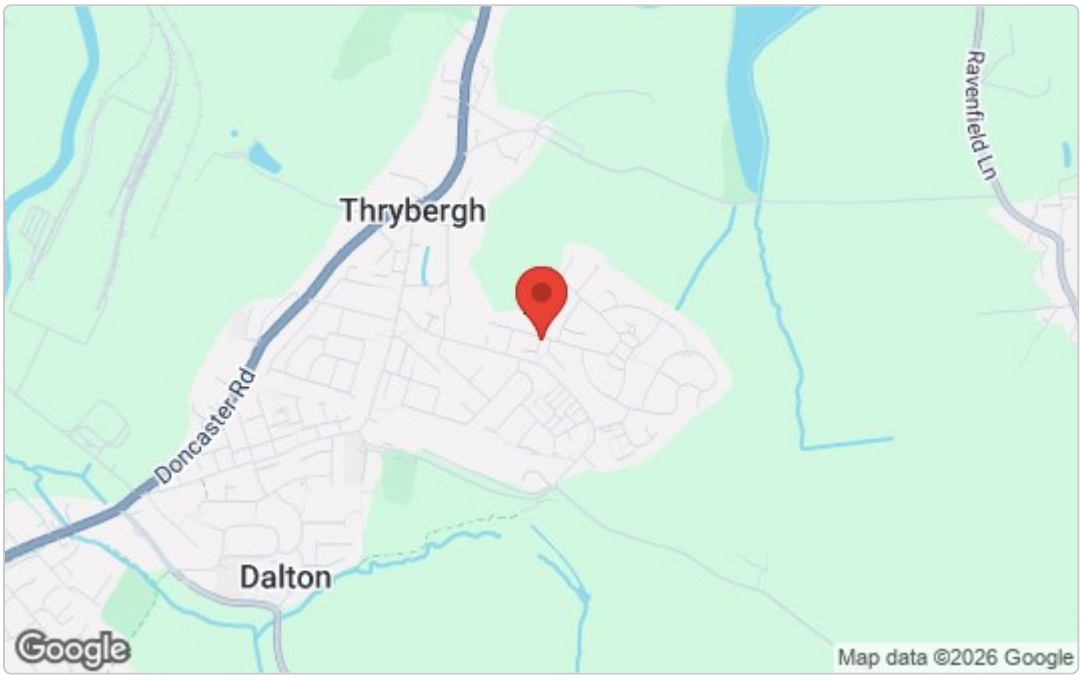
Floor Plan



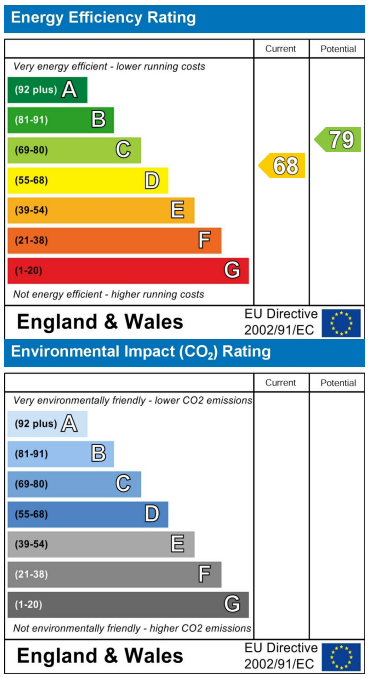
Approximate Floor Area
1,509 sq.ft.
(140.2 sq.m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement.The measurements should not be relied upon for valuation, transaction and/or funding purposes This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Area Map



Energy Efficiency Graph



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