



**Bawtry Road, Wickersley Rotherham S66 1AG**

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**Bawtry Road, Wickersley Rotherham**

STARTING BID £550,000 - A rare opportunity set in a desirable location of Wickersley...NOT TO BE MISSED!



## **Auctioneer's 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.

### **Entrance Porch**

Having a front facing door.

### **Entrance Hall**

Having a front facing door & a radiator.

### **Lounge**

34' 4" x 11' 10" into recess ( 10.46m x 3.61m into recess )  
Having a front facing window, rear facing patio doors into the conservatory & two radiators.

### **Kitchen**

7' 8" x 18' ( 2.34m x 5.49m )

Fitted with wall & base units with worktops housing

the sink & drainer. There is space & plumbing for a cooker, a fridge/freezer & a washing machine. Having a front, side & rear facing window and a rear facing door.

### **Conservatory**

12' 3" x 11' 5" ( 3.73m x 3.48m )

Having side facing patio doors leading into the garden.

### **Bedroom One**

10' 5" plus fitted wardrobes x 16' 8" ( 3.17m plus fitted wardrobes x 5.08m )

Having a front facing window, a radiator & fitted wardrobes.

### **Bedroom Two**

10' 9" x 11' 6" ( 3.28m x 3.51m )

Having a rear facing window, a radiator & built in storage cupboards.

### **Shower Room**

Fitted with a walk in shower, a hand wash basin & a WC. Having a rear facing window & a radiator.

### **Outside**

To the front of the property is a drive providing off road parking.

To the rear is a more than generous lawned garden with a patio area & a garage.



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## Bawtry Road, Wickersley Rotherham

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Two bedroom detached bungalow - Prime location
- Spacious accommodation with two reception rooms

Tenure: Freehold EPC Rating: D

Council Tax Band: E

guide price

**£550,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
RTF116736 - 0004

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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