



Victoria Cottages Victoria Street, Mexborough S64 9RG

welcome to

Victoria Cottages Victoria Street, Mexborough

NEST OR INVEST! A well located 2 bed terrace, within close proximity to amenities, schools, shops and transport. Well-presented with scope to modernise. Yard to the rear. Ideal for first-time buyers or investors alike. NO CHAIN - CALL NOW!



Ground Floor:

Lounge

Kitchen

1st Floor:

Bedroom One

Bedroom Two

Bathroom

Exterior:

welcome to

Victoria Cottages Victoria Street, Mexborough

- 2 bedroom terrace property. EPC D. Council Tax A
- Well placed for local amenities, schools, shops, transport links & Mexborough High Street
- Well presented yet ideal for someone to modernise & make their own
- Yard to the rear
- Excellent purchase for first time buyers / investors alike

Tenure: Freehold EPC Rating: D

Council Tax Band: A

£55,000

view this property online williamhbrown.co.uk/Property/MXB119653



Property Ref:
MXB119653 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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.



Please note the marker reflects the
postcode not the actual property



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