



232 Wellgate, Rotherham, S60 2PB

**Guide Price £65,000**

This three-bedroom detached house is for sale in central Rotherham and is offered to cash buyers only. The property has suffered fire damage, is not mortgageable and requires full renovation throughout, providing a comprehensive project for buyers seeking a complete refurbishment.

The house currently comprises three bedrooms, one bathroom and one reception room. Its town centre location places it within convenient reach of Rotherham's amenities, including shops, cafés and local services. Clifton Park, with its open green spaces and museum, is accessible from the area and offers leisure and recreational facilities.

Rotherham Central railway station is approximately 10–15 minutes' walk away from Wellgate, providing services to Sheffield in around 15 minutes and to Doncaster in around 20–25 minutes, connecting further to the wider regional and national rail network. Bus routes along and around Wellgate offer additional local transport options across Rotherham and neighbouring districts.

## Property Information



Please make enquiries with RMBC with regards to Council tax - see website.

## Property Viewings



Due to the condition of the property following fire damage, internal access is currently unsafe. All viewings must be conducted externally only.

Viewings are undertaken entirely at the viewers own risk.

## CASH BUYERS ONLY

Due to the fire damage this property will only be of interest to cash buyers.

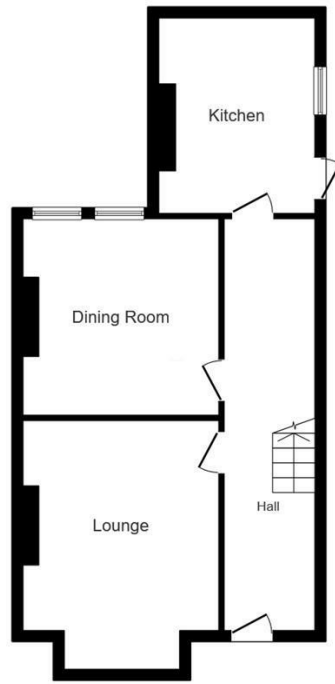
## AUCTION

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 5-6 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



Ground Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

## 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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