



**Progress Drive, Bramley Rotherham S66 1TT**

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**Progress Drive, Bramley Rotherham**

STARTING BID £150,000 - CLICK, BID, WIN! - Situated on a corner plot is this delightful three bedroom end terraced property making the ideal family purchase. Boasting spacious accommodation throughout with ample off road parking. CALL TO ARRANGE YOUR VIEWING!!!



## **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 Hall**

Having a front facing double glazed door.

### **Lounge**

Having a front facing double glazed bow window, a radiator & a built in storage cupboard.

### **Dining Room**

Having rear facing double glazed patio doors & a radiator.

### **Kitchen**

Fitted with wall & base units housing the integrated hob, double oven, extractor fan & fridge/freezer with

worktops housing the sink & drainer. Having a side facing double glazed window & a rear facing single glazed wood door.

### **Conservatory**

Having side & rear facing double glazed windows & a side facing double glazed door.

### **Landing**

Having a side facing double glazed window & loft hatch.

### **Bedroom One**

Having a front facing double glazed window, a radiator & fitted wardrobes providing hanging & storage space.

### **Bedroom Two**

Having a rear facing double glazed window, a radiator & fitted wardrobes providing hanging & storage space.

### **Bedroom Three**

Having a front facing double glazed window & a radiator.

### **Shower Room**

A generous sized walk in shower with hand wash basin & WC. Having a rear facing double glazed window & a heated towel rail.

### **Outside**

To the rear of the property is a low maintenance patio with a driveway & detached garage providing off road parking.



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## Progress Drive, Bramley Rotherham

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Three bedroom end terraced property - corner plot
- Spacious accommodation throughout

Tenure: Freehold EPC Rating: D

Council Tax Band: B

guide price

**£150,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
RTF116913 - 0003

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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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