



29 St. Stephens Road, Rotherham, S65 1PJ

Auction Guide £65,000

OFFERED FOR SALE VIA MODERN METHOD OF AUCTION - WITH NO FORWARD CHAIN and sold by the modern method of auction.

A two bedroom end terraced house, offered for sale with vacant possession and ideally suited to the speculator/investor. The property, which is close to both the Town Centre and Clifton Park, offers gas central heating and uPVC double glazing. The accommodation comprises: Lounge, separate Dining Room with Cellar, fitted Kitchen, two Bedrooms and Bathroom. There is on-street permit parking and enclosed rear garden.

LOUNGE 12'5" x 12'2" (3.81m x 3.71m)



With uPVC door and window, two radiators and recessed stove

DINING ROOM 12'5" x 13'3" (3.8m x 4.05m)



With radiator, rear facing uPVC window, built-in storage cupboard and Cellar leading off

KITCHEN 6'11" x 11'5" (2.12m x 3.5m)



With fitted base and wall cupboards and stainless steel sink set beneath a rear facing uPVC window. Integrated gas hob and double oven, space and plumbing for washing machine and wall-mounted 'Worcester' gas combi boiler.

FIRST FLOOR LANDING

FRONT BEDROOM 13'11" x 12'2" (4.26m x 3.72m)



With radiator, uPVC window and built-in cupboard

REAR BEDROOM 7'7" x 13'1" (2.33m x 4m)



With radiator and uPVC window

BATHROOM 5'10" x 9'3" (1.8m x 2.84m)



With white suite comprising of a panelled bath with mixer tap shower, pedestal wash basin and W.C. Radiator and uPVC opaque window

OUTSIDE

On-street permit parking to the front and enclosed garden to the rear.

MATERIAL INFORMATION

Council Tax Band - A

Tenure - Freehold

Property Type - End terraced house

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 - On street permit parking

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.

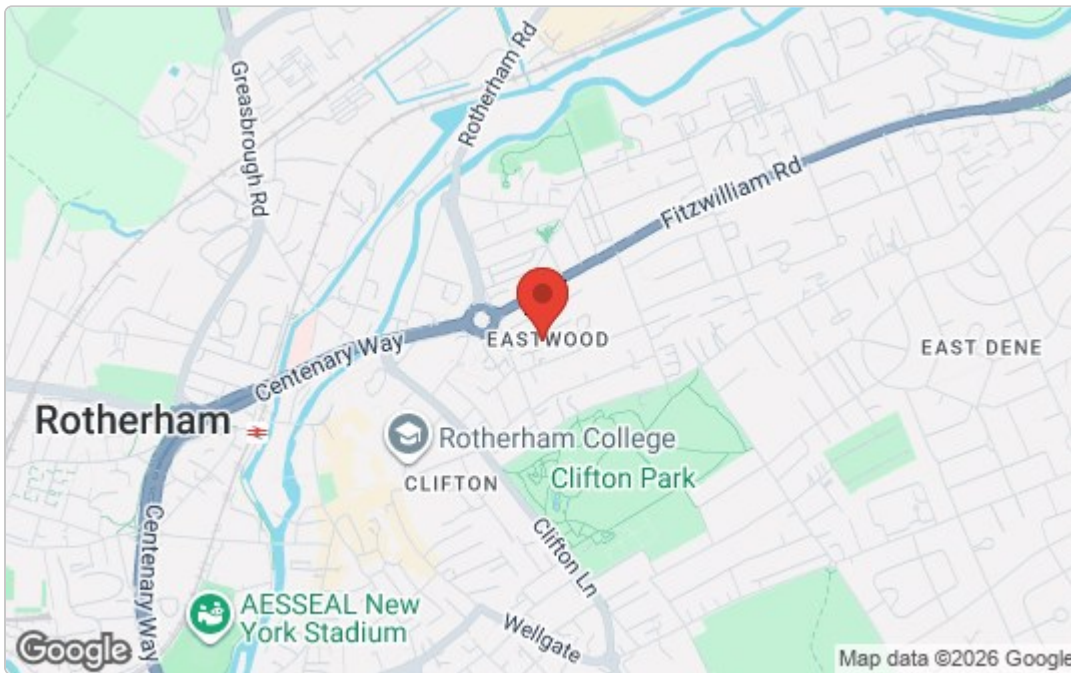
<https://www.groundstability.com/public/web/home.xhtml>

We advise all clients to discuss the above points with a conveyancing solicitor.

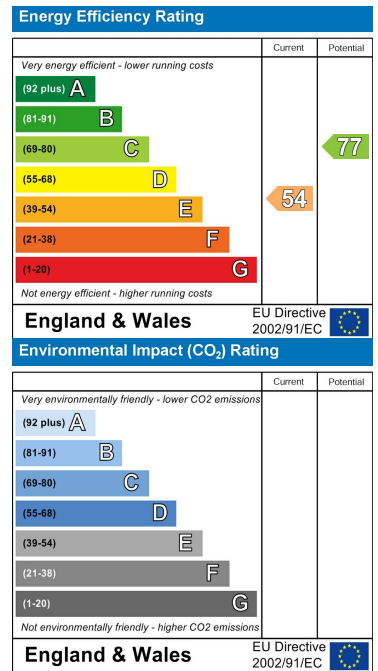
Floor Plan



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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