

FOR SALE



St Anns Road, Eastwood
Auction Guide Price £70,000


MARTIN & CO



St Anns Road, Eastwood

2 Bedrooms, 1 Bathroom

Auction Guide Price £70,000

- Two Bed Terrace
- Tenant in situ
- Great Location
- Sold via modern method of auction

"Two bedroom terrace with tenant in situ offered through Modern Method of Auction"

Auctioneer Comments

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation

Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd).

If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information

Pack is provided, which you must view before bidding.

The buyer will pay £300 inc VAT for this pack.

The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase

price inc VAT, subject to a minimum of £6,600 inc VAT. This Fee is paid to reserve the property to the buyer during the

Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty.

Services may be recommended by the

Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more



than £450. These services are optional.

Situated giving access to Rotherham town centre is this two bedroom mid terrace property. The property gives access to local amenities, bus and train stations. In brief the property comprises of lounge. Inner lobby with stairs to the first floor landing. Dining kitchen with a range of fitted wall and base units. First floor landing with two well proportioned bedrooms and family bathroom with a three piece suite. Outside to the rear is a patio style garden.

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LOUNGE With dado rail to half height, two wall light points, feature fire surround, front facing window and entrance door.

INNER HALL With stairs to the first floor landing. and lawn garden to the rear.

DINING KITCHEN With a range of fitted wall and base units in beech effect. There is plumbing for washing machine, space for fridge freezer, space for cooker, tiled splash backs, rear facing window and rear facing window.

FIRST FLOOR LANDING

BEDROOM ONE A double size room with front facing window.

BEDROOM TWO A good size single room with rear facing window.

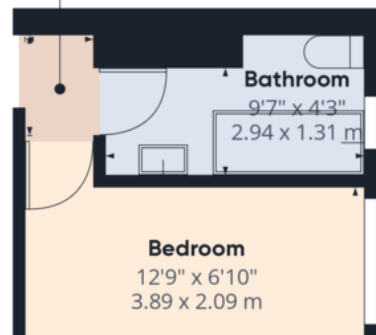
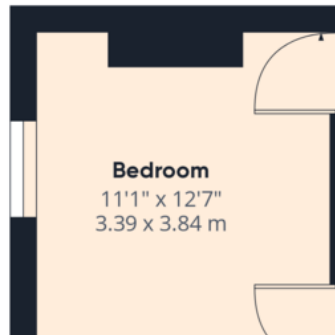
BATHROOM With a white three piece suite which comprises low flush w.c, wash hand basin, bath with shower over and rear facing window.

OUTSIDE Forecourt style garden to the front and patio





Ground Floor



Approximate total area⁽¹⁾
586.27 ft²
54.47 m²

(1) Excluding balconies and terraces

While every attempt has been made to

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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.