



9 Simpson Place, Mexborough, S64 9NS

Auction Guide £75,000

This property is for sale by the Modern Method of Auction. Offering local shops and eating establishments. Need to commute then look no further, central for the commuter, with the bus and train station nearby and links along the bypasses by car to Doncaster, Rotherham, Barnsley. Recently being decorated and also new stairs carpet and vinyl flooring.

Lounge 14'5" x 13'1" (4.40m x 4.00m)

Front facing lounge area, recently redecorated and wood floor, with 2 windows offering lots of light into the room.

Kitchen 13'1" x 7'10" (4.00m x 2.40m)

The kitchen offers a good range of white units with built in oven and hob, space for fridge freezer and washing machine. There is access via the external door to the inner hall with downstairs WC and storage and the conservatory. This room has been newly decorated and will have new flooring.

Conservatory 13'7" x 7'10" (4.15m x 2.40m)

Bedroom one 13'1" x 12'7" (4.00m x 3.85m)

A front facing room with new decoration and wood flooring, two windows for extra light. A small storage cupboard to corner.

Bedroom two 11'1" x 8'2" (3.40m x 2.50m)

A smaller double bedroom to the rear with new decor and wood flooring.

Bathroom

This rear facing bathroom offers a 3 piece suite with Shower cubicle, Wash hand basin and WC. Vinyl flooring and new decoration.

External

To the front of the property is a enclosed garden with wall and gate. To the rear is a low maintenance yard with fence around.

Material Information

Council Tax Band A

Tenure Freehold

Property Type Semi-detached 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>

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>

This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold Limited.

This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyer's solicitor. This additional time allows buyers to proceed with mortgage finance.

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee. This being 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. The Reservation 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 go through an identification verification process with iamsold and provide proof of how the purchase would be funded.

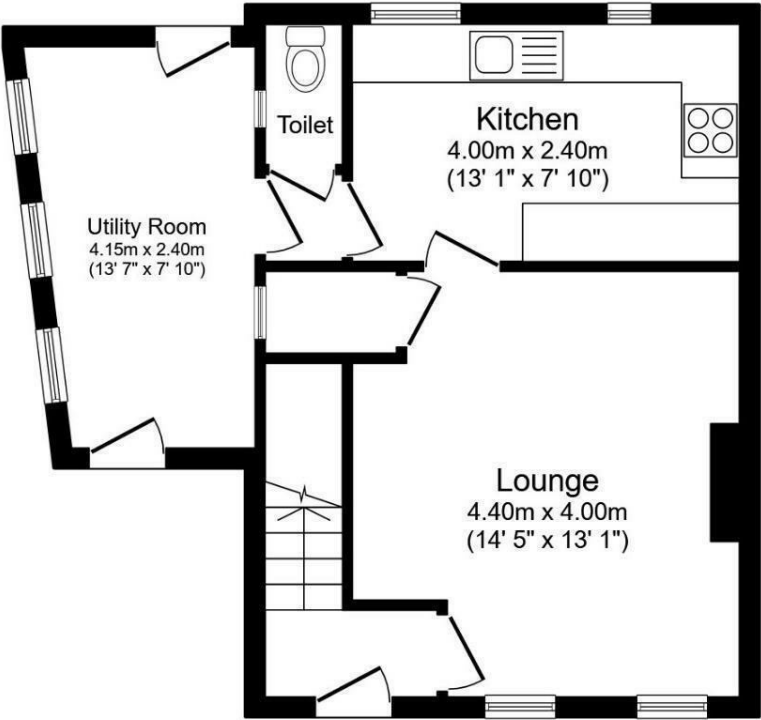
This property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation Agreement and terms and conditions are also contained within this pack. The buyer will also make payment of £300 including VAT towards the preparation cost of the pack, where it has been provided by iamsold. The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.

Referral Arrangements

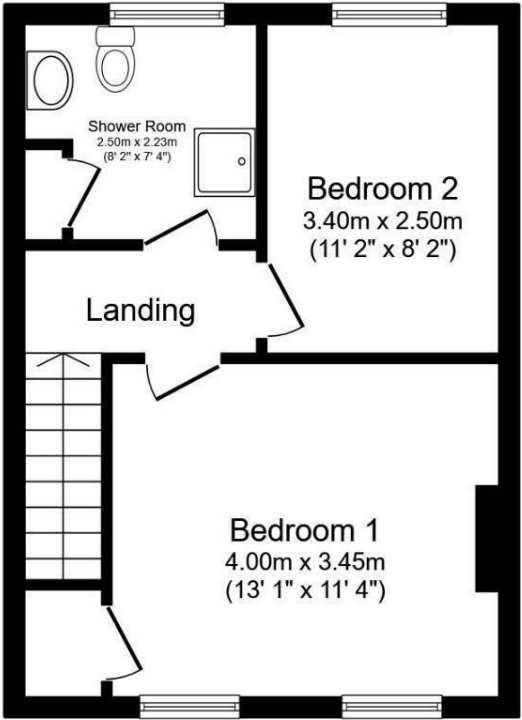
The Partner Agent and Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will be of benefit; you are under no obligation to use any of these services and you should always consider your options before services are accepted. Where services are accepted the Auctioneer or Partner Agent may receive payment for the recommendation and you will be informed of any referral arrangement and payment prior to any services being taken by you.

AUCTIONEERS COMMENTS

Floor Plan



Ground Floor

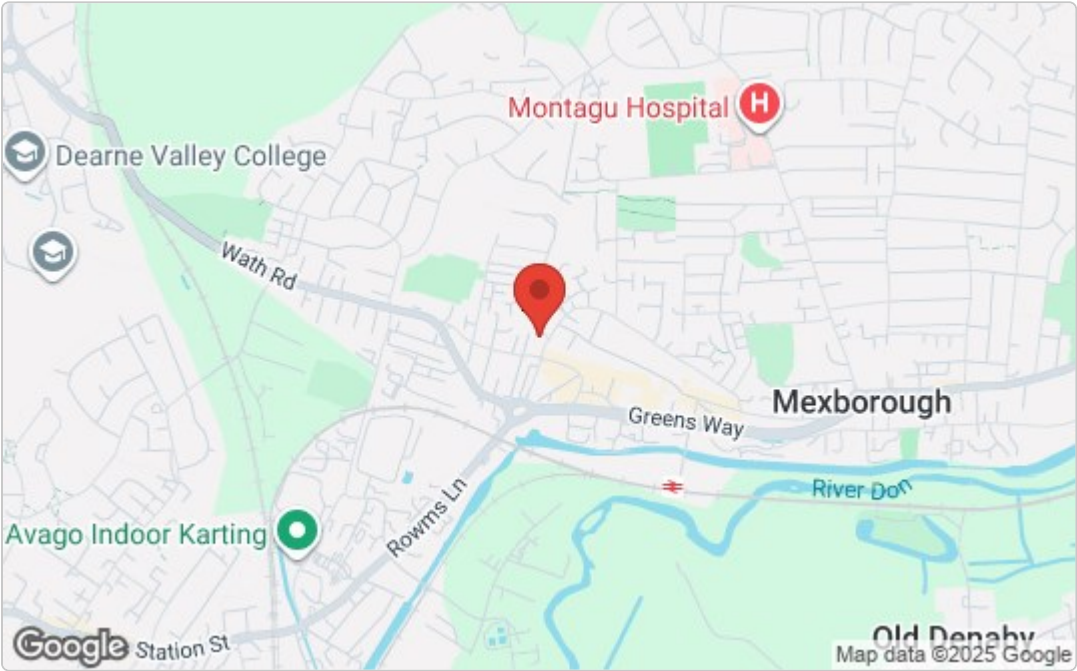


First Floor

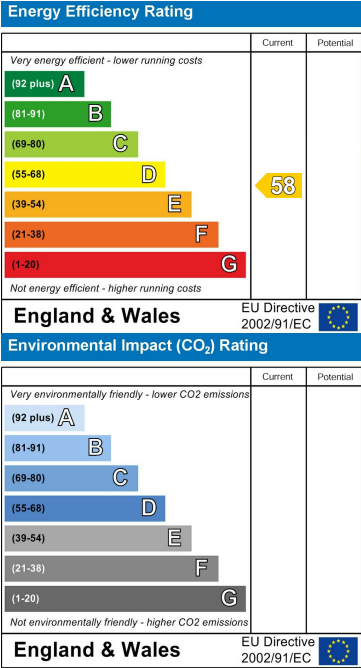
Total floor area 77.4 sq.m. (834 sq.ft.) approx

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).
Plan produced for Your Move. Powered by www.focalagent.com

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

www.merryweathers.co.uk

Merryweathers Mexborough 14 High Street, Mexborough, Rotherham, S64 9AS
Tel: 01709 590472 E-mail: mexborough@merryweathers.co.uk

Offices also at: Rotherham & Barnsley

Registered Office: 14-16 Ship Hill, Rotherham, S60 2HG
Registered in England and Wales No. 6679044

