



16 Hails Road, Maltby, Rotherham, S66 8BH

**Auction Guide £180,000**

\*\*\*\*FOR SALE VIA MODERN METHOD AUCTION\*\*\*\*

An extremely spacious 2/3 BEDROOM DETACHED BUNGALOW BACKING ONTO OPEN FIELDS and offered for sale with NO UPWARD CHAIN.

The Bungalow offers versatile accommodation complemented by both GAS CENTRAL HEATING AND uPVC DOUBLE GLAZING. The accommodation briefly comprises: Entrance Hall, large Lounge overlooking the fields, Dining area (former third Bedroom), Kitchen, two Bedrooms, Bathroom and additional Shower Room.

To one side is a large 8.3m Garage. There are easily maintainable gardens to both front and rear.

## ENTRANCE HALL

With uPVC door and window and storage cupboard

## SHOWER ROOM/CLOAKROOM 5'8" x 6'6" (1.73 x 2)



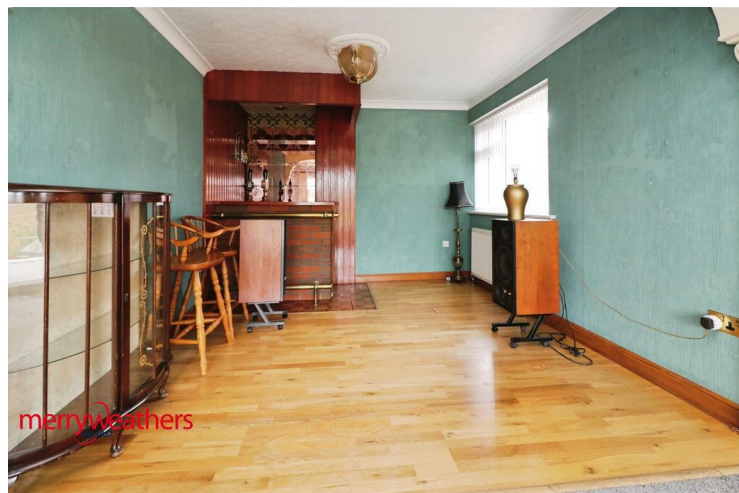
With shower cubicle and shower, pedestal wash basin and W.C. Heated towel rail and tiling to the walls

## LOUNGE 22'4" x 12'1" (6.81 x 3.7)



With feature brick wall and chimney breast, radiator. uPVC sliding patio doors open into the rear garden and enjoy uninterrupted views of the adjoining farmland with additional uPVC window to one side, radiator. An arch opens into the Dining area

## DINING AREA/FORMER BEDROOM 10'0" x 10'9" (3.07 x 3.28)



With radiator beneath the side facing uPVC window. This room could easily be converted back to a Bedroom if so required.

## KITCHEN 9'1" x 8'0" (2.78 x 2.44)



With a range of base and wall units with inset stainless steel sink set beneath the side facing uPVC window with uPVC door to one side. Cooker recess and gas point, space and plumbing for washing machine.

## INNER HALL

With radiator and cupboard housing the 'Worcester' gas combi boiler.

## FRONT BEDROOM 11'11" x 8'6" (3.65 x 2.6)

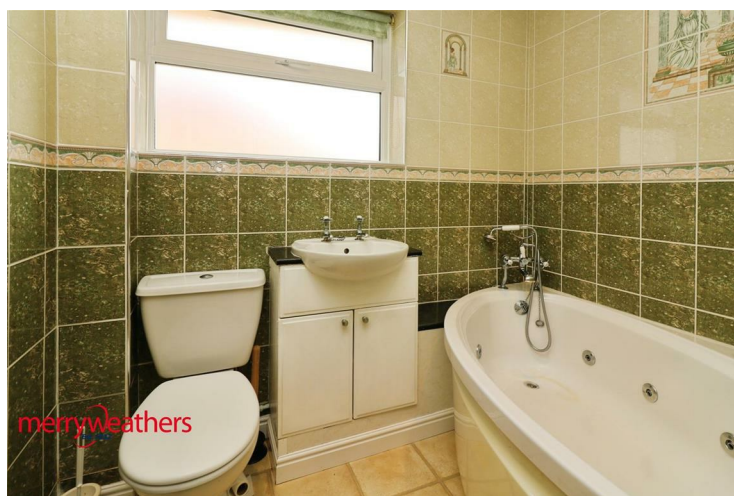


With uPVC window, radiator and fitted wardrobes

## SIDE BEDROOM 10'0" x 9'10" (3.07 x 3)

With radiator, uPVC window and fitted wardrobes and additional built-in cupboard

## BATHROOM 5'6" x 7'1" (1.7 x 2.18)



With corner bath, vanity wash basin and W.C. Heated towel rail, uPVC opaque window and tiled walls

## OUTSIDE



A block paved drive leads past the lawned front garden to the Garage. To the rear is a raised paved patio with steps leading down to the lawn

### **GARAGE 27'5" x 6'11" (8.38 x 2.13)**

With power

### **Auctioneers Comments**

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.

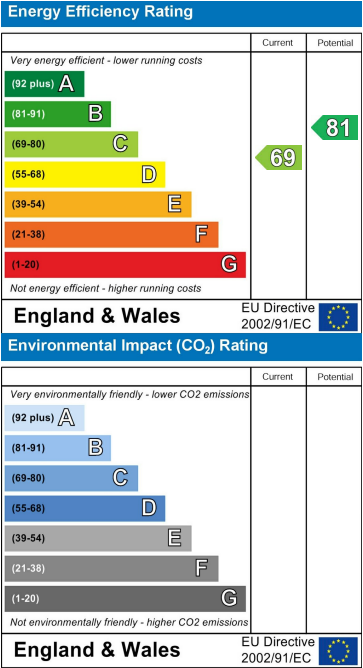
Floor Plan

Area Map



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.

Energy Efficiency Graph



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