

Fretson Road South,Manor Sheffield S2 1JW

william h brown

welcome to

Fretson Road South,Manor Sheffield

This two bedroom semi-detached property is available to the market with no chain and has great access to local amenities as well as public transport links and Sheffield Parkway. The house in brief comprises of: lounge, dining kitchen with French doors leading to the garden. Gardens and driveway.













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

With a front facing sealed unit door, a central heating radiator and stairs which rise to the first floor landing.

Lounge

With a front facing double glazed window and a central heating radiator.

Kitchen

Fitted with a range of wall and base units with coordinating work surfaces housing the sink and drainer with mixer tap. There is an electric hob with extractor above, an electric oven and grill, an integrated fridge-freezer and complementary tiling. There is a breakfast bar, a rear facing double glazed window and French doors to the garden.

First Floor Landing

Bedroom One

With two rear facing double glazed windows and a central heating radiator.

Bedroom Two

With two front facing double glazed windows, a useful storage cupboard and a central heating radiator.

Bathroom

Fitted with a low flush W.C, a wash hand basin and a bath with shower rover. There is tiling to the walls, a central heating radiator and a side facing obscure double glazed window.

Outside

To the front of the property, the garden is enclosed by a brick wall with a pathway leading to the entrance. There is also a side driveway providing off road parking, along with gated access to the rear. To the rear, the garden is mainly laid to lawn and enclosed by fencing to the perimeter.

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Fretson Road South, Manor Sheffield

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Two bedroom semi-detached property
- Gardens and driveway

Tenure: Leasehold EPC Rating: D
Council Tax Band: A Service Charge: Ask Agent
Ground Rent: 50.00

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

guide price

£95,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/CPK115477

The Property Ombudsman

Property Ref:
CPK115477 - 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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

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