





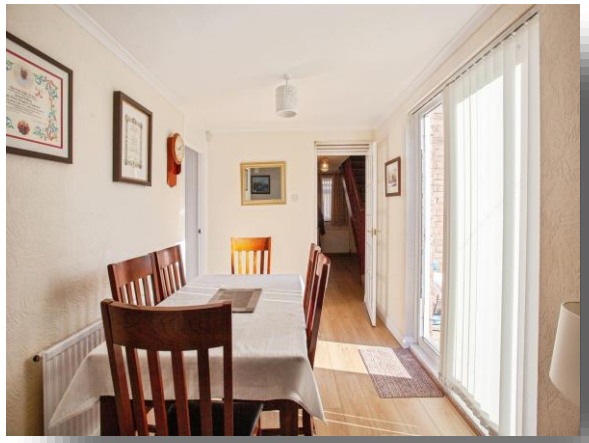
The Lanes,East Dene Rotherham S65 3RZ

william h brown

welcome to

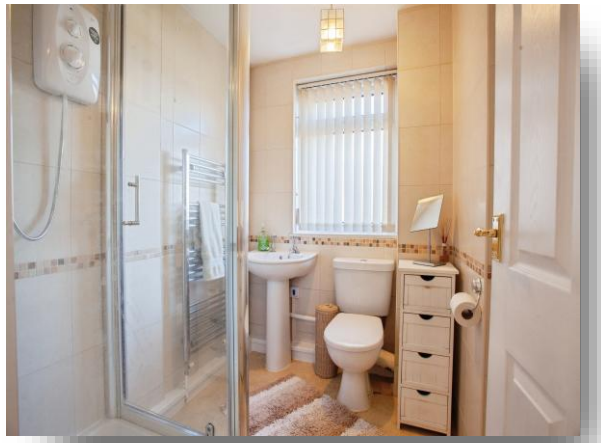
The Lanes, East Dene Rotherham

LIFE IN THE FAST LANE! This quaint three bedroom semi detached property has the benefit of two bathrooms. Ideal purchase for any buyer! CALL TODAY TO VIEW - NO CHAIN













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.

Agents Note
"Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead."

Kitchen
Entrance to the property is via a side facing door into the kitchen.

The kitchen has a modern range of wall and base units, integrated hob and oven, fridge + freezer, slimline dishwasher and sink and drainer, plumbing for a washing machine.
There is a front facing double glazed window.

Lounge / Diner
The spacious open plan lounge and dining room has rear facing patio doors leading to an enclosed garden, There is also a rear facing window and radiator.

Reception Room Two
Used as a home office by the current occupier, this room has a side facing double glazed window, rear facing door and a radiator.

Internal Hallway
Leading to what the current owners use as the master bedroom and stairs to first floor.

Bedroom One
The current owners use as the master bedroom. With built in wardrobes and a rear facing double glazed window and radiator.

Shower Room
The downstairs shower room has a shower cubicle, WC, hand wash basin and a heated towel rail.

Landing
With a side facing double glazed window.

Bedroom Two
Bedroom two has a side facing window and radiator.

Bedroom Three
The third bedroom has a front facing double glazed window and radiator.

Outside
To the front of the property is lawn.

To the rear of the property is an enclosed lawn,

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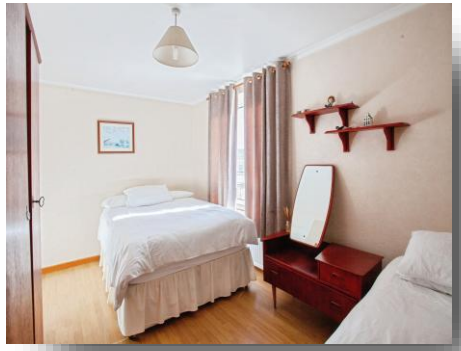
The Lanes, East Dene Rotherham

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- SEMI-DETACHED
- THREE BEDROOMS

Tenure: Freehold EPC Rating: D
Council Tax Band: A

guide price

£120,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/RTF117746

The Property Ombudsman

Property Ref:
RTF117746 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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