



Oliver Street, Mexborough



VIEW, BID AND BUY! For sale by conditional auction - Starting Bid £45,000 plus Reservation Fee - Terms and Conditions Apply (See Auctioneer Comments for further information).

Making a Fantastic REFURBISHMENT OPPORTUNITY is this Two Bedroom PLUS ATTIC CONVERSION Terraced Home which makes a great buy to let opportunity - with an expected rental income of around £600pcm. The property is well placed within a moments walk to a recreational park, shops, schools and transport links. In brief the property comprises; Lounge * Kitchen Diner * Cellar * Two Bedrooms * Bathroom * Attic Conversion * Rear Low Maintenance Yard * On Street Parking.

AUCTION: Starting Bid: £45,000

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ACCOMMODATION

- Mid-Terrace Property - Refurbishment Opportunity
- Two Bedrooms PLUS ATTIC CONVERSION
- Rear Low Maintenance Yard
- On Street Parking
- Close by to a Park, Shops & Schools
- No Onward Chain
- FREEHOLD / Council Tax Band A
- For Sale by Modern Auction – T & C's apply



TOTAL FLOOR AREA - 952 sq ft (88.4 sq m) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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| Energy Efficiency Rating | | | |
|--------------------------|---------------|---------|-----------|
| Score | Energy rating | Current | Potential |
| 92+ | A | | |
| 81-91 | B | | 85 B |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | 40 E | |
| 21-38 | F | | |
| 1-20 | G | | |

Important Notice These particulars are issued in good faith but do not constitute representations of fact or form part of any contract. These particulars should be independently verified by prospective buyers or tenants. Neither Barton Real Estates Ltd nor any of its employees or agents has any authority to make or give any representation or warranty whatsoever in relation to this property. Any areas of measurement or distances are approximate. Please note that we have not tested the services or any of the equipment in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. Printed by Facefirst Ltd 01670 713330