

11 130 Peter Street, Kimberworth, Rotherham S61 2BQ**GUIDE PRICE: £25,000+**| **VACANT HOUSE**

- **Stone built inner terrace**
- **In need of complete modernisation**
- **Modern gas fired central heating**
- **Two bedrooms and bathroom**
- **Popular location**
- **Potential for investment or owner occupation**

Ground Floor

Dining Kitchen 3.64m × 3.55m
 Sitting Room 3.24m × 3.69m

Basement

Cellar

First Floor

Landing
 Bedroom One 3.31m × 3.74m with closet
 Bedroom Two 3.61m × 1.84m
 Bathroom/WC 2.41m × 2.75m

Outside

Small garden area to the rear

EPC Rating

The full Energy Performance Certificate is available via our website

Note

Please note that the Purchaser will be responsible for the Council's legal fees of £750 and Surveyor's fees of £500 and associated disbursements as well as the Auctioneer's

commission and the cost of the EPC Certificate

SOLICITORS

Rotherham Borough Council, Resources Services, Legal and Democratic Services, Riverside House, Main Street, Rotherham S60 1AE (Ref: Nick Fletcher)

VIEWING Tuesdays
 13th, 20th & 27th May
 at 11.45 am prompt.

**ON INSTRUCTIONS
 FROM THE COURT OF
 PROTECTION**

