



**Common Lane, Harworth Doncaster DN11 8LW**

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**Common Lane, Harworth Doncaster**

Three bedroom semi detached property in the sought after village location of Harworth, Ideal first time buyer or investment buyer home.



## 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 £300 inc VAT towards the preparation cost of the pack.

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.

## Ground Floor Accommodation

### Entrance Porch

### Entrance Hall

Entrance Hall having a central heating radiator and under stairs cupboard.

### Cloakroom

Cloakroom having a wc and a side facing double glazed window.

## Lounge

13' 3" max x 10' 3" max ( 4.04m max x 3.12m max )  
Lounge having coving to the ceiling, front facing double glazed window, double glazed bay window, a central heating radiator, an open fireplace with tiled hearth and surround, and double doors leading to the dining room.

## Dining Room

12' 4" x 10' 4" ( 3.76m x 3.15m )  
Dining Room having a central heating radiator and sliding patio doors.

## Kitchen

13' 1" x 8' 4" ( 3.99m x 2.54m )  
Kitchen having a central heating radiator, a rear facing double glazed window, rear entrance door, a variety of fitted wall and base units, sink, drainer and a worktop.

## Utility Room

8' 1" x 6' 3" ( 2.46m x 1.91m )  
Utility Room having a side facing double glazed window, sink, boiler, space for fridge and washer.

## First Floor Accommodation

### Landing

Landing having a side facing obscured double glazed window and loft access.

### Bedroom One

13' 11" max x 10' 4" ( 4.24m max x 3.15m )  
Double bedroom having front facing double glazed window, double glazed bay window and central heating radiator.

### Bedroom Two

12' 3" x 10' 4" ( 3.73m x 3.15m )  
Double bedroom having a rear facing double glazed window, central heating radiator and a built in cupboard.

### Bedroom Three

8' 5" x 6' 5" ( 2.57m x 1.96m )  
Bedroom having a front facing double glazed window and a central heating radiator.

## Bathroom

Bathroom having a wet room, electric shower, wc, wash hand basin, a central heating radiator, rear facing double glazed obscured window and part tiled walls.

## Outside

External area having a lawned front garden. Rear garden being enclosed, having a paved seating area, pebbled area, raised borders, lawn, plants, trees and shrubs. A driveway for parking.

## Storage Garage

A storage garage and a small brick built outbuilding.



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## Common Lane, Harworth Doncaster

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Semi Detached Property
- Enclosed Rear Garden

Tenure: Freehold EPC Rating: Awaited

guide price

**£145,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
BWY107409 - 0002

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