



Herriot Grove, Bircotes Doncaster DN11 8ET

welcome to

Herriot Grove, Bircotes Doncaster

Lovely THREE BEDROOM detached bungalow available with NO ONWARD CHAIN in the popular village of Bircotes close to many LOCAL AMENITIES and benefiting from AMPLE OFF ROAD PARKING, CONSERVATORY and GARAGE. Viewing highly recommended.



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.

Accommodation Entrance Hall

Accessed via the side elevation and having a central heating radiator, loft access and coving to the ceiling.

Lounge/Dining Room

20' 11" x 9' 9" + door recess (6.38m x 2.97m + door recess)

Main reception room located to the rear of the bungalow and providing access via French doors to the conservatory. Rear facing window, two central heating radiators, coving to the ceiling and inset gas fire with back, hearth and surround.

Kitchen

10' 5" x 7' 3" (3.17m x 2.21m)

Fitted with a range of wall and base units with complimentary work tops, splash back tiling and inset sink and drainer. Kitchen has a built in oven and hob, space for a dishwasher and fridge and houses the wall mounted boiler. Side facing double glazed window.

Bedroom One

11' 10" x 10' 5" (3.61m x 3.17m)

Double bedroom having a front facing double glazed window, central heating radiator and coving to the ceiling.

En-Suite

Fitted with a shower cubicle and WC. Side facing double glazed window and partially tiled walls.

Bedroom Two

11' 10" x 10' 5" (3.61m x 3.17m)

Double bedroom having front facing double glazed window, central heating radiator and coving to the ceiling.

Bedroom Three

6' 6" x 6' 5" (1.98m x 1.96m)

Single bedroom having a side facing double glazed window, central heating radiator and coving to the ceiling.

Bathroom

Bathroom comprising bath, wash hand basin and WC. Side double glazed window, central heating radiator and partially tiled walls.

Conservatory

A great addition to this property, constructed of Upvc and giving access to the rear garden.

External

The bungalow is block paved to the front elevation and driveway leading to the single garage which provides off road parking for two vehicles. The private rear garden is enclosed by timber fencing and offers a lawn with seating area. The property is nicely situated and is not directly overlooked due to woodland beyond the rear boundary line.

Garage

17' 4" x 8' 11" max (5.28m x 2.72m max)

Having an electric garage door, pedestrian courtesy door to the side elevation plus power and light connected.

Agents Note

This property is in a former mining area, it will be beneficial to conduct a mining search, please speak with your conveyancer.



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Herriot Grove, Bircotes Doncaster

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Well Presented Detached Bungalow
- Popular Area Close to Amenities

Tenure: Freehold EPC Rating: C
Council Tax Band: B

guide price

£165,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
BWY107564 - 0005

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