



Thorne Road, Bawtry Doncaster DN10 6QL

welcome to

Thorne Road, Bawtry Doncaster

Viewing is strictly by appointment via the vendor. Essential to view as the potential on offer is huge, planning would need to be sought, however, others in the area have extended and have loft conversions - Doncaster Planning can advise with further information for potential buyers.



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.

Entrance Porch

With a front facing entrance door with a second door leading through into the hallway.

Entrance Hall

Giving access to all the rooms, central heating radiator and coving to the ceiling, Tv aerial and walk in storage cupboard.

Pantry/Walk In Storage

Useful walk in storage with a circular window, ideal pantry and Hoover storage etc.

Kitchen Diner

18' 11" x 9' 6" ext 11'3 (5.77m x 2.90m ext 11'3)
With two rear facing windows overlooking the garden, A range of units incorporating a gas hob with an extractor fan above and an electric oven. Integrated fridge and freezer and washing machine. Worcester boiler concealed behind a cupboard and two central heating radiators, Side facing entrance door leading out to the garden.

Lounge

14' 5" into recess x 12' 2" (4.39m into recess x 3.71m)
Having a front facing window, fireplace with a gas fire inset and coving to the ceiling. Tv aerial and storage to the alcove, central heating radiator.

Bedroom One

13' 11" x 10' 11" (4.24m x 3.33m)
Double room with both a side and front facing windows and a central heating radiator.

Bedroom Two

12' 6" x 11' 1" (3.81m x 3.38m)
Double room with a rear facing window, wardrobe to one wall and a central heating radiator.

Bathroom

With a rear facing obscured window, vanity basin with storage below, low flush wc and a shower cubicle with a mains fed shower. Heated chrome towel rail and tiled walls and floor.

External

The parking and garage to the property are accessed via Highfield Road where you will find a driveway for off street parking, The garden is walled and gated with lawn and mature borders, outside tap and a pathway to the side leading the two outhouses. Good sized garden plot walled to the front with lawn and mature shrubs.

Storage Garage

With wooden doors to the front elevation and a courtesy door to the rear.



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Thorne Road, Bawtry Doncaster

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Sold by The Modern Method Of Auction
- Detached Bungalow with Huge Potential

Tenure: Freehold EPC Rating: D

Council Tax Band: C

guide price

£230,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
BWY107815 - 0008

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