



**Colmar Hill Road, Bircotes Doncaster DN11 8JR**



**welcome to**

**Colmar Hill Road, Bircotes Doncaster**

Spacious two bedroom DETACHED BUNGALOW available with NO ONWARD CHAIN and having POTENTIAL TO IMPROVE. GENEROUS SIZE PLOT, off road parking for several vehicles and GARAGE. All within WALKING DISTANCE of local amenities. Early viewing 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 Lobby

Entrance hall having a central heating radiator.

### Kitchen

10' 3" x 9' 11" ( 3.12m x 3.02m )  
Fitted with a range of wall and base units with worktop over and inset stainless steel sink with drainer. Having space for a washing machine, cooker and fridge freezer. Front facing double glazed window and tiled splashbacks.

### Dining Area

11' 10" x 9' 11" ( 3.61m x 3.02m )  
Open to the kitchen and having two central heating radiators.

### Lounge

16' 1" x 12' 1" ( 4.90m x 3.68m )  
Main reception room having sliding patio doors, central heating radiator and side facing double glazed window.

### Bedroom One

12' 4" x 9' 11" ( 3.76m x 3.02m )  
Side facing double glazed window and central heating radiator.

### Bedroom Two

10' 6" x 9' 10" max ( 3.20m x 3.00m max )  
Rear facing double glazed window and central heating radiator.

### Bathroom

Fitted with a bath, wash hand basin and heated towel rail. Tiled walls, tiled flooring, side facing double glazed window with obscure glass, linen cupboard and recessed lights.

### Wc

Separate wc with side facing double glazed window with obscure glass.

## External

To the front of the property is a walled garden comprising of a lawn with well stocked borders, double wrought iron gates leading to the driveway and a pedestrian access gate to the side. There is also additional parking for 2 cars on the hard standing in front of the detached garage. The sizeable rear garden is enclosed by mature hedging with a decked seating area, generous lawn area, a variety of plants, mature shrubs and established trees.

## Garage

15' 9" x 14' 10" ( 4.80m x 4.52m )  
Generous size garage.

## Workshop/Store

Situated to the rear of the garage.

## Agents Notes

Access to the property is via a private road, please speak with your conveyancer to clarify arrangements. Solar panels are not owned by the vendor, for further information please contact the agent. This property is in a former mining area, it will be beneficial to conduct a mining search.



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## **Colmar Hill Road, Bircotes Doncaster**

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Spacious Detached Bungalow
- Ample Off Road Parking & Garage

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

guide price

**£185,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
BWY107749 - 0002

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

  
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