



Avenue Road, Askern Doncaster

welcome to

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Situated in this popular location of Askern is this good size three bedroom end terrace property which is ideal for first time buyers or investors. The property benefits from having off road parking, front and rear gardens and good links to local amenities and transport links.



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.

Lounge

19' 4" including stairs x 15' 5" (5.89m including stairs x 4.70m)

Accessed through a front facing wooden door. With a front facing double glazed window, a central heating radiator and stairs which rise to the first floor landing. The focal point of the room is the inset chimney breast.

Dining Kitchen

13' 11" x 12' 2" (4.24m x 3.71m)

Fitted with a range of wall and base units with coordinating work surfaces housing the stainless steel sink and drainer with mixer tap. The kitchen has a hob with extractor hood above, electric oven, plumbing for a washing machine and space for a fridge. There is a central heating radiator and access through to the conservatory.

Conservatory

8' 9" x 9' 5" (2.67m x 2.87m)

With rear and side facing double glazed windows and rear facing French doors which give access to the rear garden. There is tiling to the floor and a central heating radiator.

Utility/ Play Room

6' 6" x 9' 1" (1.98m x 2.77m)

With a rear facing double glazed window.

First Floor Landing

With a side facing double glazed window.

Bedroom One

12' 2" x 9' 1" (3.71m x 2.77m)

There is a front facing double glazed window, a central heating radiator and fitted wardrobes to provide hanging and storage space.

Bedroom Two

12' 10" x 9' 5" (3.91m x 2.87m)

With a rear facing double glazed window and a central heating radiator.

Bedroom Three

9' 8" x 9' 7" to recess (2.95m x 2.92m to recess)

With a rear facing double glazed window, a cupboard housing the boiler and a central heating radiator.

Bathroom

Fitted with a W.C, a wash hand basin and a bath with shower over. There is a chrome heated towel rail, tiling to the walls and floor and a front facing obscure double glazed window.

Outside

To the front of the property is an enclosed lawned garden while to the side of the property is a driveway to provide ample off road parking. To the rear of the property is a good sized lawned garden with patio area and a brick built store.



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Avenue Road, Askern Doncaster

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- POPULAR LOCATION
- THREE BEDROOM END TERRACED PROPERTY

Tenure: Freehold EPC Rating: D

guide price

£90,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DCR121897 - 0003

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