



Great Central Avenue, Balby Doncaster

welcome to

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Perfect for an investor or first time buyer is this two bedroom mid terraced property which is located in this popular location of Balby close to local amenities and transport links. The property is currently being rented out with rental potential of £660pcm.



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

12' 4" x 12' (3.76m x 3.66m)

Accessed through a front facing exterior door. With a front facing double glazed window and a central heating radiator.

Inner Hallway

With stairs which rise to the first floor landing.

Dining Room

13' 2" x 12' 2" (4.01m x 3.71m)

With a rear facing double glazed window, a central heating radiator and access through to the kitchen.

Kitchen

9' x 5' 10" (2.74m x 1.78m)

Fitted with a range of wall and base units with coordinating work surfaces housing the sink and drainer. There is an electric cooker point with cooker hood above, space for a fridgefreezer and plumbing for a washing machine. There is the wall mounted boiler and a side facing double glazed window.

Rear Lobby

There is access through to the ground floor bathroom and a door which gives access to the rear garden.

Ground Floor Bathroom

Fitted with a WC, a wash hand basin and a panelled bath with shower over. There is a central heating radiator and a rear facing obscure double glazed window.

First Floor Landing Bedroom One

13' 1" x 12' 1" (3.99m x 3.68m)

With a rear facing double glazed window, a central heating radiator and access through to the dressing room.

Dressing Room

9' x 5' 10" (2.74m x 1.78m)

There is a rear facing double glazed window.

Bedroom Two

12' 3" x 12' (3.73m x 3.66m)

With a front facing double glazed window, a central heating radiator and useful built in storage.

Outside

To the rear of the property is an enclosed courtyard style garden with a gate which gives access to the rear service lane.



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- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- IDEAL FOR A FIRST TIME BUYER OR INVESTOR
- POPULAR LOCATION

Tenure: Freehold EPC Rating: D

guide price

£70,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DCR122273 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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