



**Aldam Road, Balby Doncaster**

**welcome to**

**Aldam Road, Balby Doncaster**

A spacious three bedroom end-terraced property which has gardens to front, side and rear, off road parking and a garage. The property is in need of upgrading and is ideal for investors and first time 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 £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.

## Entrance Porch

With front and side facing single glazed windows and a wooden door which gives access to the entrance hall.

## Entrance Hall

With an understairs storage cupboard.

## Lounge

10' 8" x 11' 1" to recess ( 3.25m x 3.38m to recess )  
With front and rear facing double glazed windows, a central heating radiator, a wall mounted electric fire, dado rail and coving to the ceiling.



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## Kitchen

12' 6" x 12' 3" ( 3.81m x 3.73m )  
With a side facing single glazed window, a rear facing double glazed window and rear facing sealed unit door. Fitted with wall and base units with surfaces housing the stainless steel sink and drainer with mixer tap. The kitchen has a gas hob and electric oven.

## Utility Room

5' 5" x 8' 9" ( 1.65m x 2.67m )  
There are work surfaces beneath which is plumbing for a washing machine. There is a central heating boiler, complimentary tiling and tiled flooring.

## Conservatory

10' 4" x 7' 3" ( 3.15m x 2.21m )  
With rear and side facing single glazed windows. There is laminate flooring, access to the downstairs WC and a door to the side porch.

## Side Porch

With a front facing door.

## First Floor Landing

With a front facing double glazed window.

## Bedroom One

12' 8" to recess x 9' ( 3.86m to recess x 2.74m )  
With a rear facing double glazed window and a central heating radiator.

## Bedroom Two

9' 9" plus recess x 11' ( 2.97m plus recess x 3.35m )  
With a rear facing double glazed window and a central heating radiator.

## Bedroom Three

10' 11" x 7' 4" ( 3.33m x 2.24m )  
With a front facing double glazed window and a central heating radiator.

## Bathroom

With a rear facing double glazed window. Fitted with a WC, a wash hand basin and a bath with mixer tap and shower attachment. There is tiling to the walls.

## Outside

To the front of the property there is a lawned garden which extends to the side. There is a driveway which provides off road parking and leads to the garage. To the rear of the property there is an enclosed lawned garden with patio.

## Garage

With double wooden doors.

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## Aldam Road, Balby Doncaster

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- SPACIOUS ROOM SIZES THROUGHOUT
- LOUNGE

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:  
DCR122383 - 0003

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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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