



Coronation Road, Balby Doncaster

welcome to

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Available with no onward chain is this spacious three bedroom mid-terraced property which is situated close to local amenities and excellent transport links. The property 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 Hall

With a front facing obscure double glazed door, stairs which rise to the first floor landing, a central heating radiator, coving to the ceiling and laminate flooring.

Lounge

10' 11" x 9' 9" (3.33m x 2.97m)

With a front facing double glazed bay window, coving to the ceiling and a central heating radiator. The lounge is open plan to the dining room.

Dining Room

13' 5" x 10' (4.09m x 3.05m)

With a rear facing double glazed window, a central heating radiator, laminate flooring and an understairs storage cupboard.

Kitchen

13' 6" x 8' 3" (4.11m x 2.51m)

With rear and side facing double glazed windows and a side facing double glazed door. Fitted with a range of Shaker style wall and base units with coordinating work surfaces housing the 1 1/2 bowl stainless steel sink with mixer tap. The kitchen has a four ring electric hob with stainless steel splashback and extractor above, an electric oven, space for a freestanding electric cooker and under counter space and plumbing for a washing machine. There is tiled splashback, a wall mounted boiler, coving to the ceiling and vinyl flooring.

First Floor Landing

With access to the loft and coving to the ceiling.

Bedroom One

13' 2" x 10' 11" (4.01m x 3.33m)

With two front facing double glazed windows and a central heating radiator.

Bedroom Two

13' 6" x 8' 1" (4.11m x 2.46m)

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

Bedroom Three

10' 7" max x 8' 5" (3.23m max x 2.57m)

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

Bathroom

Fitted with a WC, a wash hand basin and a bath with shower over. There is vinyl flooring and a side facing obscure double glazed window.

Outside

To the front of the property there is an enclosed paved garden with gate whilst to the rear there is an enclosed garden with rear access gate.



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Coronation Road, Balby Doncaster

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- THREE BEDROOM MID-TERRACED
- NO ONWARD CHAIN

Tenure: Freehold EPC Rating: C

guide price

£60,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DCR122283 - 0002

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.

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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