



**Poplar Terrace, Bentley Doncaster**

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Ideal for a first time buyer or investor is this three bedroom end terraced property which is situated in this popular location of Bentley with superb links to local amenities and transport links. Available with no onward chain!



## 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

Accessed through a front facing composite door. There is a dado rail and stairs which rise to the first floor landing.

## Open Plan Kitchen Living Diner

### Lounge Area

14' x 11' 10" ( 4.27m x 3.61m )

With a front facing double glazed window. There is an electric feature fireplace as the focal point of the room, a built in storage cupboard, coving to the ceiling and a central heating radiator.

### Kitchen Diner Area

15' 2" x 8' 8" ( 4.62m x 2.64m )

Fitted with a range of high gloss wall and base units with coordinating work surfaces housing the bowl and a half sink and drainer with mixer tap. The kitchen has a four burner ceramic hob with extractor hood above, electric oven and space for a fridgefreezer. There is coving to the ceiling, a central heating radiator, area for a dining table and chairs and a rear facing double glazed window.

### Rear Porch

With a side facing double glazed door which gives access to the rear garden. There is vinyl flooring and access through to the ground floor bathroom.

### Bathroom

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

### First Floor Landing

There is loft access.

### Bedroom One

11' 11" max x 11' 4" ( 3.63m max x 3.45m )

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

### Bedroom Two

11' 8" x 7' 10" max ( 3.56m x 2.39m max )

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

## Bedroom Three

8' 7" x 7' 1" ( 2.62m x 2.16m )

There is a rear facing double glazed window and a central heating radiator.

## Outside

To the rear of the property is an enclosed lawn garden with patio area, a shed and outside tap. There are double gates to the rear to provide off road parking.



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## Poplar Terrace, Bentley Doncaster

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- THREE BEDROOM END TERRACED PROPERTY
- OPEN PLAN KITCHEN LIVING DINER

Tenure: Freehold EPC Rating: D

guide price

**£85,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
DCR122584 - 0004

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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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