



Canterbury Road, Wheatley Doncaster



welcome to

Canterbury Road, Wheatley Doncaster

This impressive three bedroom semi-detached home is priced to allow for modernisation and available with no onward chain. Benefiting from two reception rooms, ground floor WC and generous front and rear gardens. There is a driveway providing off road parking and close links to a range of amenities



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 a side facing panelled obscure door with side panels and access to the entrance hall.

Entrance Hall

With stairs which rise to the first floor landing, a side facing double glazed window, useful understairs storage and a central heating radiator.

Lounge

14' 6" x 11' (4.42m x 3.35m)

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

Kitchen

10' max x 8' 9" (3.05m max x 2.67m)

Fitted with a range of base units with work surfaces housing the ceramic sink with mixer tap. The kitchen has plumbing for a washing machine and space for a freestanding gas cooker. There is complimentary tiling, three useful storage cupboards, a rear facing double glazed window and access to the dining room and inner lobby.

Dining Room

10' max x 8' 11" (3.05m max x 2.72m)

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

Inner Lobby

With useful storage space and access to the ground floor WC.

Ground Floor W.C.

Fitted with a low flush WC, a wall mounted boiler, a side facing obscure double glazed window and a side door which provides access to the front and rear garden.

First Floor Landing

With a side facing double glazed window and a loft hatch.

Bedroom One

12' 9" max x 12' (3.89m max x 3.66m)

With a front facing double glazed window, coving to the ceiling and a central heating radiator.

Bedroom Two

14' 8" x 8' 6" (4.47m x 2.59m)

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

Bedroom Three

7' 11" max x 9' 3" (2.41m max x 2.82m)

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

Bathroom

Fitted with a low flush WC, a wash hand basin and a panelled bath with a shower over. There is a chrome heated towel rail, tiling to the walls and a rear facing obscure double glazed window.

Outside

To the front of the property there are generous lawned gardens to the front and side with a footpath to the front entrance porch and a variety of mature shrubs and plants to the borders. There is a gravelled driveway to the side providing off road parking. There are useful outbuildings to the side providing additional garden storage whilst to the rear there is a generous mainly laid to lawn garden with extensive paved patio and a variety of mature shrubs and plants to the borders.



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welcome to

Canterbury Road, Wheatley Doncaster

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- THREE BEDROOM SEMI-DETACHED HOME
- IMPRESSIVE PLOT

Tenure: Freehold EPC Rating: D

guide price

£115,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DCR122753 - 0004

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