



**Jossey Lane, Scawthorpe DONCASTER**





**welcome to**

**Jossey Lane, Scawthorpe DONCASTER**

Ideal for first time buyers and investors is this two bedroom two reception room semi-detached home which is situated on an ample corner plot in this sought after location with off road parking.



## 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 upvc door, stairs which rise to the first floor landing, a wall mounted gas heater and useful understairs storage.

## Lounge

12' 8" x 10' 6" ( 3.86m x 3.20m )

With a front facing double glazed window, a feature gas fire with wooden surround, a central heating radiator, dado rail and coving to the ceiling.

## Dining Room

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

With rear and side facing double glazed windows, a feature gas fire with brick/stone surround, a built-in cupboard housing the boiler and coving to the ceiling.

## Kitchen

9' 10" x 5' 8" ( 3.00m x 1.73m )

With a rear facing door. Fitted with wall and base units with work surfaces housing the stainless steel sink. The kitchen has a freestanding gas cooker and tiling to the walls.

## First Floor Landing

There is decorative panelled walls and coving to the ceiling.

## Bedroom One

18' 11" max x 11' 7" ( 5.77m max x 3.53m )

With two front facing double glazed windows, access to the loft, a central heating radiator, dado rail and coving to the ceiling.

## Bedroom Two

12' x 8' 1" ( 3.66m x 2.46m )

With a rear facing double glazed window, two built-in storage cupboards, a central heating radiator and coving to the ceiling.

## Bathroom

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

## Outside

Situated on an ample corner plot to the front of the property there is gate with pathway to the front entrance. To the side of the property there is a lawned garden and driveway providing off road parking. To the rear there is an enclosed block paved garden for ease of maintenance and decorative slate.



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## Jossey Lane, Scawthorpe DONCASTER

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- NO ONWARD CHAIN
- TWO GOOD SIZED BEDROOMS

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:  
DCR121830 - 0002

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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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