



**Thorne Road, Wheatley Doncaster**

**welcome to**

**Thorne Road, Wheatley Doncaster**

CASH BUYERS ONLY! Situated in this sought after location close to amenities and transport links is this well-presented spacious basement flat. The property has communal car parking and use of communal gardens.



## 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 no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

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

A side facing sealed unit door gives access to the spacious entrance hall which has side facing obscure double glazed window and a central heating radiator.

## Lounge Dining Room

21' 7" to bay x 14' 7" to recess ( 6.58m to bay x 4.45m to recess )

A good sized lounge dining room with a rear facing double glazed bay window offering lots of natural light. The focal point of the room is the feature fireplace. There is a central heating radiator, dado and picture rail.

## Kitchen

17' 9" x 9' 7" ( 5.41m x 2.92m )

Fitted with wall and base units with coordinating work surfaces housing the stainless steel sink and drainer. The kitchen has an electric cooker point, space for white goods, complimentary tiling and a central heating radiator.

## Bedroom One

26' 10" max x 10' 4" to recess ( 8.18m max x 3.15m to recess )

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

## Bedroom Two

17' 1" max x 10' 2" max ( 5.21m max x 3.10m max )

A good sized double room with a side facing double glazed window, a central heating radiator and a cupboard housing the gas central heating boiler.

## Bathroom

With a side facing obscure double glazed window. Fitted with a WC, a wash hand basin and a panelled bath with mixer tap and shower attachment. There is an extractor fan and a central heating radiator.

## Outside

The property has communal car parking to the front and communal gardens to the rear.



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## Thorne Road, Wheatley Doncaster

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- CASH BUYERS ONLY!!!!
- BASEMENT FLAT

Tenure: Leasehold EPC Rating: D

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 May 1992. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

**£55,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
DCR123453 - 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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