



Truman Street, Bentley DONCASTER

welcome to

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This three bedroom end-terraced home situated on a cul-de-sac location with stunning field views to the side, a driveway providing off road parking and a garage. Benefiting from a kitchen diner, a spacious lounge, useful storage space and is priced to allow for modernisation.



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 Hall

On entering there is stairs which rise to the first floor landing and access through to the lounge and kitchen diner.

Lounge

17' 3" x 11' (5.26m x 3.35m)

With a front facing single glazed window, a rear facing double glazed window, two central heating radiator and a gas fire as the focal point of the room.

Kitchen Diner

17' 4" x 10' 10" (5.28m x 3.30m)

Fitted with coordinating work surfaces housing the sink unit. gas feature fire and a central heating radiator. With front and rear facing single glazed windows.

Rear Porch

12' 4" x 6' (3.76m x 1.83m)

With rear and side single glazed windows and a side facing door to the rear garden.

First Floor Landing

With a rear facing single glazed window.

Bedroom One

12' 5" x 10' 10" (3.78m x 3.30m)

With a front facing single glazed window, a central heating radiator and two storage cupboards.

Bedroom Two

10' 8" x 11' 1" (3.25m x 3.38m)

With a front facing single glazed window, a central heating radiator and cupboard

Bedroom Three

8' 1" x 10' 7" (2.46m x 3.23m)

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

Bathroom

Fitted with a low flush WC, a wash hand basin and a panelled bath with an electric shower over. There is tiling to the walls, a central heating radiator and a rear facing obscure double glazed window.

Outside

To the front of the property there is an enclosed paved garden with a variety of mature rose bushes. There is a driveway to the side providing off road parking which in turn leads to the rear garden. There are stunning views to the side over the open fields. To the rear of the property there is a generous enclosed lawned garden with a variety of mature shrubs and plants to the borders and access to the garage. There is also a brick built old bomb shelter to the rear of the garden.

Garage

Agent's Note

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your Conveyancer will take the necessary steps and advise you accordingly.



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welcome to

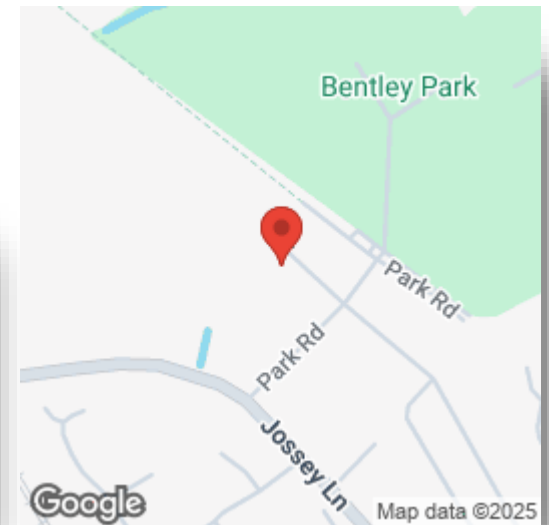
Truman Street, Bentley DONCASTER

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- THREE BEDROOM END-TERRACED HOME
- STUNNING FIELDS VIEWS TO THE SIDE

Tenure: Freehold EPC Rating: D

guide price

£90,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DCR123645 - 0010

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.



william h brown



01302 327121



doncaster@williamhbrown.co.uk



4-5 Kingsway House, Hall Gate, DONCASTER,
South Yorkshire, DN1 3NX



williamhbrown.co.uk