



Balcarres Road, New Rossington Doncaster

welcome to

Balcarres Road, New Rossington Doncaster

This is a fantastic opportunity for investors or first time buyers and is available with no onward chain! In need of modernisation throughout is this three bedroom semi-detached property situated in this sought after location with front and rear gardens and garage.



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 Porch

A front facing glazed porch with front and side panels gives access into the entrance hall.

Entrance Hall

With stairs rising to the first floor landing and a central heating radiator.

Lounge

10' 8" x 11' 10" (3.25m x 3.61m)

With a front facing single glazed bay window, chimney breast and a central heating radiator. The lounge is open plan to the dining room.

Dining Room

11' 10" x 11' 11" (3.61m x 3.63m)

With rear facing double glazed doors, a chimney breast and a central heating radiator.

Kitchen

8' 5" x 5' 11" (2.57m x 1.80m)

With a side facing single glazed window and side facing timber door. Fitted with a range of wall and base units with coordinating work tops and tiled splashbacks. There is a stainless steel sink and mixer tap, a four burner electric hob and electric oven, vinyl flooring and a useful pantry which has a side facing window, ample shelving and a wall mounted boiler.

First Floor Landing

With a side facing single glazed window and access to the loft.

Bedroom One

12' Max x 10' 9" (3.66m Max x 3.28m)

With a front facing single glazed bay window, chimney breast, built-in wardrobes and a central heating radiator.

Bedroom Two

11' 11" x 11' 10" (3.63m x 3.61m)

With rear facing single glazed window, chimney breast, built-in cupboards and a central heating radiator.

Bedroom Three

7' 5" x 5' 11" (2.26m x 1.80m)

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

Wet Room

With a rear facing obscure double glazed window. This is a wet room style bathroom fitted with a wash hand basin, a low flush WC, shower attachment and an extractor fan.

Outside

To the front there is an enclosed front garden with a brick boundary wall and mature shrubs. There is a garden gate, mature tree, lawn and garden path which continues to the side where there is a garden access gate and outside tap. To the rear there is a patio which drops down to an ample lawn and access to the garage.

Garage

With an up and over door, side and rear facing single glazed windows.



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welcome to

Balcarres Road, New Rossington Doncaster

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- THREE BEDROOM SEMI-DETACHED HOME
- LOUNGE OPEN PLAN TO DINING ROOM

Tenure: Freehold EPC Rating: D

Council Tax Band: B

guide price

£80,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DCR124484 - 0004

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