



Jubilee Road, Wheatley Doncaster

welcome to

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Situated in this popular location is this spacious two bedroom mid-terraced family home benefiting from close links to Doncaster City Centre and a range of amenities and transport links. Ideal opportunity for first time buyers or investors!



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.

Lounge

11' 10" x 12' 4" (3.61m x 3.76m)

A front facing sealed unit door gives direct access into the lounge which has a front facing double glazed window, a feature fireplace and coving to the ceiling.

Kitchen

12' 4" x 12' 1" (3.76m x 3.68m)

With a rear facing double glazed window. Fitted with wall and base units with coordinating work surfaces housing the 1 1/2 bowl stainless steel sink and drainer. There is plumbing for a washing machine, space for a fridge-freezer and an electric hob with

extractor above. The room has a tiled floor, a central heating radiator and a door which gives access to the cellar.

Utility

9' 4" x 6' 8" (2.84m x 2.03m)

With a side facing sealed unit door, a central heating radiator and a rear facing double glazed window.

First Floor Landing Bedroom One

11' 1" x 12' 3" (3.38m x 3.73m)

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

Bedroom Two

12' 3" x 10' 10" max (3.73m x 3.30m max)

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

Bathroom

Accessed off bedroom two and fitted with a WC, a wash hand basin and a panelled bath with complementary tiling. There is a central heating radiator and a cupboard housing the gas central heating boiler.

Outside

To the front of the property is a front forecourt whilst to the rear is an enclosed paved garden with artificial grass.



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- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- TWO DOUBLE BEDROOM MID-TERRACED
- CLOSE TO A RANGE OF LOCAL AMENITIES AND EXCELLENT TRANSPORT LINKS

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: A

guide price

£50,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DCR125176 - 0002

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