



**Earlesmere Avenue, Balby Doncaster**

**welcome to**

**Earlesmere Avenue, Balby Doncaster**

This three bedroom mid-terraced home is ideal for investors and is attractively priced with a low reserve to maximise strong interest. The property benefits from two reception rooms, close links to the City Centre and available with no onward chain!



## 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 front facing door provides access into the entrance porch and a further door gives access to the entrance hall. There is a tiled floor, stairs rising to the first floor landing and access through to the lounge and dining room.

### Lounge

11' 7" x 11' 10" ( 3.53m x 3.61m )

With a front facing double glazed bay window, a chimney breast and a gas feature fireplace.

### Dining Room

11' x 13' 3" ( 3.35m x 4.04m )

With a rear facing double glazed window, a chimney breast, a gas feature fireplace as the focal point of the room and access through to the kitchen.

### Kitchen

14' 4" x 8' 7" ( 4.37m x 2.62m )

With a rear facing double glazed window. Fitted with a range of wall and base units with coordinating work surfaces housing the sink and drainer. The kitchen has vinyl flooring, a gas cooker point, plumbing for a washing machine and space for a fridge and freezer. A door gives access to the cellar and a side door provides access into the rear garden.

### First Floor Landing

With a built-in storage cupboard and a loft hatch.

### Bedroom One

14' 2" x 11' 11" ( 4.32m x 3.63m )

With two front facing double glazed windows and a chimney breast.

### Bedroom Two

13' 3" x 9' ( 4.04m x 2.74m )

With a rear facing double glazed window and a chimney breast.

### Bedroom Three

11' 6" Max x 8' 7" ( 3.51m Max x 2.62m )

With a rear facing double glazed window.

### Bathroom

With a side facing obscure double glazed window. Fitted with a tiled bath, a hand wash basin and a low flush WC.

### Outside

To the front there is a stormed porch with steps up which provides access into the entrance hall. To the rear there is an enclosed garden with an outdoor brick built WC which could conveniently be used as a sheltered storage space. A rear gate gives access to the rear service lane.



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## **Earlesmere Avenue, Balby Doncaster**

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

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: A

guide price

**£40,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
DCR123882 - 0003

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