



Churchill Avenue, Off York Road Doncaster



welcome to

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This well-presented two bedroom semi-detached home is situated on a generous plot in this popular location benefiting from a spacious attractive lounge and a rear aspect kitchen diner. The property has front and rear gardens, off road parking and a 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.

Lounge

16' 11" x 13' 6" into bay (5.16m x 4.11m into bay)
With a front facing composite door, a front facing double glazed bay window, coving and downlights to the ceiling, a central heating radiator and an electric fireplace.

Kitchen Diner

16' 1" x 10' 1" max (4.90m x 3.07m max)
Fitted with a range of wall and base units with coordinating work surfaces housing the sink and drainer with mixer tap. The kitchen has an electric hob with cooker hood above, an electric oven, a wall mounted boiler, splashback tiling, coving and

downlights to the ceiling. There is a side facing double glazed window, a side facing upvc exterior door and rear facing French doors leading out to the rear garden.

First Floor Landing

With a loft hatch.

Bedroom One

13' 6" x 11' 1" (4.11m x 3.38m)
With a front facing double glazed window and a central heating radiator.

En-Suite

With a front facing obscure double glazed window.

Bedroom Two

10' 2" x 10' 2" max (3.10m x 3.10m max)
With a rear facing double glazed window and a central heating radiator.

Bathroom

Fitted with a low flush WC, a wash hand basin and a bath. There is partial tiling to the walls and a rear facing double glazed window.

Outside

To the front of the property there is a lawned garden with double gates which open to the driveway providing off road parking which in-turn leads to the garage. To the rear of the property there is an enclosed lawned garden with decked patio.



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- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- TWO BEDROOM SEMI-DETACHED HOME
- DRIVEWAY AND GARAGE

Tenure: Freehold EPC Rating: D
Council Tax Band: A

guide price

£105,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
DCR125330 - 0002

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