



**Oakwood Drive, Armthorpe Doncaster**

**welcome to**

## **Oakwood Drive, Armthorpe Doncaster**

Attractively priced subject to a minimum reserve, on the market with the modern method of auction route is this spacious semi-detached bungalow ideal for retirement or ground floor living, benefiting from a spacious drive, a garage 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 side facing door which provides access into the inner hall.

## Inner Hall

With a useful storage cupboard and coving to the ceiling.

## Lounge

18' x 11' 9" Max ( 5.49m x 3.58m Max )  
With a rear facing double glazed window, a central heating radiator, coving to the ceiling and a gas feature fire place. The room gives access to the kitchen.

## Kitchen

9' 1" x 6' 9" ( 2.77m x 2.06m )  
Fitted with a range of wall and base units with coordinating work surfaces which incorporates the sink and drainer, there is plumbing for a washing machine, a gas cooker point, space for a fridge and freezer and a rear facing double glazed window overlooking onto the rear garden.

## Bedroom One

12' 4" x 9' 10" ( 3.76m x 3.00m )  
With a front facing double glazed window, a central heating radiator, coving to the ceiling and fitted wardrobes.

## Bedroom Two

11' x 8' 9" Max ( 3.35m x 2.67m Max )  
With a front facing double glazed window, coving to the ceiling and a central heating radiator.

## Bedroom Three

7' 9" x 9' ( 2.36m x 2.74m )  
With a side facing double glazed window, coving to the ceiling and a central heating radiator.

## Bathroom

Fitted with a cast iron bath with shower over, a low flush WC, a side facing obscured double glazed window and a hand wash basin.

## Outside

To the front of the property there is a lawned garden with a side driveway which intern leads to the garage/workshop. To the rear the garden is mainly laid to lawn and is enclosed with fencing to the perimeter.

## Workshop/Garage



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## Oakwood Drive, Armthorpe Doncaster

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- THREE BEDROOM SEMI-DETACHED BUNGALOW
- SOUGHT AFTER VILLAGE LOCATION CLOSE TO A RANGE OF AMENITIES

Tenure: Freehold EPC Rating: C

Council Tax Band: C

guide price

**£140,000**



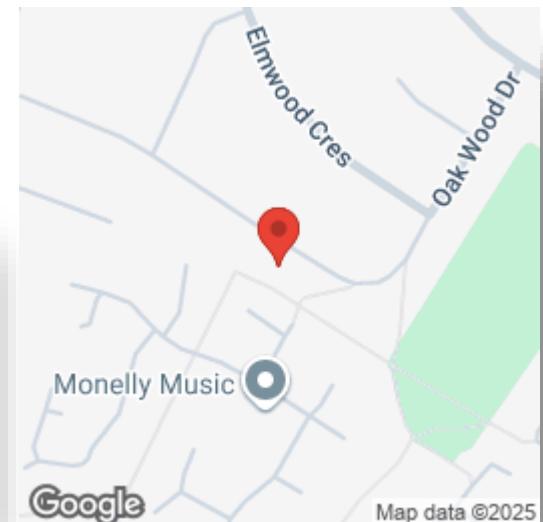
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Property Ref:  
DCR125335 - 0003

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Please note the marker reflects the postcode not the actual property



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