



Groewood Road, Misterton Doncaster DN10 4EF

welcome to

Groewood Road, Misterton Doncaster

Offered with NO UPWARD CHAIN is this three bedroom detached bungalow with extensive internal accommodation. Positioned on a generous and mature wrap around plot with a driveway 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 £300 inc VAT towards the preparation cost of the pack.

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

Double glazed window and door and plumbing for a washing machine.

Entrance Hall

Tiled flooring, central heating radiator and two walk in storage cupboards

Cloakroom

Fitted with wc, central heating boiler and single glazed window.

Kitchen

11' 9" x 13' (3.58m x 3.96m)
Fitted with wall and base units, quartz work surfaces, 1 1/2 under mounted sink and drainer unit and splash back tiling.

Inner Hall

Parquet flooring, loft access, central heating radiator and door to the conservatory.

Dining room

12' 8" x 11' 10" (3.86m x 3.61m)
Feature fire surround with gas stove inset, parquet flooring, central heating radiator, single glazed window and patio doors to the conservatory.

Conservatory

10' 1" x 17' 2" (3.07m x 5.23m)
Polycarbonate roof, tiled flooring, central heating radiator and double glazed windows and patio doors.

Lounge

19' 1" x 12' 8" (5.82m x 3.86m)
Feature fire with brick surround and electric fire, wall light, parquet flooring and central heating radiator. Single glazed window and double glazed picture window to the front and rear.

Bedroom One

12' 6" to wardrobe back plus recess x 11' 10" (3.81m to wardrobe back plus recess x 3.61m)
Fitted wardrobes, built in cupboard, central heating radiator and a double glazed window.

Bedroom Two

10' 8" to wardrobe back plus recess x 13' 11" (3.25m to wardrobe back plus recess x 4.24m)
Parquet flooring, central heating radiator and a double glazed window.

Bedroom Three

9' 10" to wardrobe back plus recess x 10' 11" (3.00m to wardrobe back plus recess x 3.33m)
Parquet flooring, central heating radiator, walk in wardrobe and a double glazed window.

Bathroom

Fitted with a disabled access bath with a shower above, wash hand basin and a w.c. Central heating radiator and a double glazed window.

Exterior

Double wrought iron gates lead to a paved driveway which leads to the garage. Positioned on a generous wrap around plot of lawned gardens with many mature plants, shrubs and trees and a paved patio area. There is also a cold water tap and a large garden shed.

Garage

20' 4" x 10' (6.20m x 3.05m)
Accessed via electric roller doors to the garage with power, light and a rear facing courtesy door.



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Groewood Road, Misterton Doncaster

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Three double bedroom detached bungalow
- Extensive internal accommodation including two large receptions and a conservatory

Tenure: Freehold EPC Rating: D

guide price

£260,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
RFD109379 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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