



Grampian Way, Thorne Doncaster DN8 5YR

welcome to

Grampian Way, Thorne Doncaster

This well-presented three-bedroom semi-detached home offers a fantastic opportunity for a wide variety of buyers! Boasting a stylish and inviting interior, the home features spacious living areas, a sleek kitchen, and comfortable bedrooms. Call now to arrange your viewing!



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 Porch

Including carpet floor covering.

Lounge

24' x 12' 8" (7.32m x 3.86m)

With two central heating radiators, carpet floor covering, a front facing double glazed window and French doors.

Kitchen

8' 6" x 7' 8" (2.59m x 2.34m)

The fitted kitchen, which includes both wall and base units, features a gas hob, an oven, a stainless steel one and a half bowl sink and drainer unit, a rear

facing double glazed window, a side facing UPVC door and under stairs storage. The kitchen also houses the boiler.

Landing

Featuring carpet floor covering, a side facing double glazed window and loft access.

Bedroom One

13' 5" x 9' 6" (4.09m x 2.90m)

Comprising of a rear facing double glazed window, storage space and carpet floor covering.

Bedroom Two

9' 3" x 8' 6" (2.82m x 2.59m)

Including a front facing double glazed window and carpet floor covering.

Bedroom Three

6' 10" x 7' 2" (2.08m x 2.18m)

Featuring carpet floor covering, a front facing double glazed window and a storage space.

Bathroom

Featuring a WC, a shower over the bath, a wash hand basin, spotlights, linoleum floor covering and tiled wall coverings where visible.

Front Garden

With shrubs.

Rear Garden

Including gated access, a paved area, a lawn space and a garage with an up and over door.



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- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- NO UPWARD CHAIN
- Desirable Location

Tenure: Freehold EPC Rating: Awaiting

Council Tax Band: A

guide price

£165,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
THN105332 - 0002

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