



Dunstan Crescent, Worksop S80 1AE

welcome to

Dunstan Crescent, Workson

A three bedroom semi detached home in a sought after area of Workson, offering spacious accommodation with excellent scope for modernisation.



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.

Dunstan Crescent, Worksope Entrance Hall

Entered via a front facing entrance door into the hallway featuring a side facing double glazed window, central heating radiator and staircase rising to the first floor.

Lounge

A spacious open plan living area with a front facing double glazed window, coving to the ceiling, a central heating radiator and feature fireplace with surround.

Dining Room

Positioned to the rear of the property and open to the lounge, featuring coving to the ceiling, a central heating radiator and double doors leading through to the conservatory.

Conservatory

A bright and versatile additional living space with windows to the side and rear elevations and doors opening directly onto the rear garden.

Kitchen

Fitted with a range of wall and base units with work surfaces over, incorporating a stainless steel sink and drainer and splashback tiling. There are two spaces for under counter appliances with plumbing for a washing machine, space for a freestanding cooker, a rear facing double glazed window and a central heating radiator. The kitchen also benefits from a built in storage cupboard, access to a pantry room with shelving, and a side facing door leading to the outbuilding area, providing access to the cloakroom, additional storage and the garage.

Cloakroom

Fitted with a WC and wash hand basin.

Storage Cupboard

A useful additional storage space.

Landing

Providing access to all first floor rooms and featuring a further built in storage cupboard.

Bedroom One

A generous double bedroom with a front facing double glazed window and built in cupboards perfect for additional storage.

Bedroom Two

A double bedroom with a rear facing double glazed window, central heating radiator, built in cupboard and a vanity wash hand basin.

Bedroom Three

Featuring a front facing double glazed window,

central heating radiator.

Bathroom

Fitted with a three piece suite comprising a bath, WC, wash hand basin, complemented by part tiled walls and a rear facing double glazed window.

Exterior

To the front of the property is a paved driveway providing off street parking, alongside a lawned area and access to the garage.

An enclosed rear garden, mainly laid to lawn and complemented by mature shrubs and trees, offering a private and established outdoor space.

Garage

Fitted with an electric roller door and housing the solar battery.



view this property online williamhbrown.co.uk/Property/WKS115601



welcome to

Dunstan Crescent, Worksop

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Three bedroom semi detached home
- Popular and well established residential area

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: C

guide price

£200,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/WKS115601



Property Ref:
WKS115601 - 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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01909 500505



Worksop@williamhbrown.co.uk



80 Bridge Street, WORKSOP, Nottinghamshire,
S80 1JA



williamhbrown.co.uk