



**Don Street, Town Doncaster**

**welcome to**

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Ideal investor opportunity! This two bedroom mid-terraced property is ideally situated close to Doncaster City Centre, a range of local amenities and excellent transport links. The property benefits from no onward chain and spacious living accommodation throughout.



## **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 Hall**

With a front facing sealed unit door, dado rail, coving to the ceiling and stairs which rise to the first floor landing.

## **Sitting Room**

With a front facing double glazed window and a feature fireplace as the focal point of the room.

## **Lounge**

With a rear facing double glazed window, a feature fireplace and coving to the ceiling.

## **Kitchen**

With a side facing sealed unit door and a rear facing double glazed window. Fitted with a range of kitchen wall and base units with work surfaces housing the sink and drainer with mixer tap. The kitchen has a gas hob with extractor above, space for an electric double oven and a fridge-freezer, an integrated dishwasher and plumbing for a washing machine. The room has tiled flooring and a door to the cellar.

## **First Floor Landing**

### **Bedroom One**

With a front facing double glazed window, coving to the ceiling and fitted wardrobes with cupboards which extend over the bed.

### **Bedroom Two**

With a rear facing double glazed window and mirror fronted wardrobes.

## **Bathroom**

With a rear facing obscure window. Fitted with a W.C, and a wash hand basin. There is a storage cupboard and a corner bath with shower over.

## **Outside**

To the rear of the property there is an enclosed garden with mature shrubs and plants to the borders and a gate to the rear service lane. There is a useful store and an outdoor W.C



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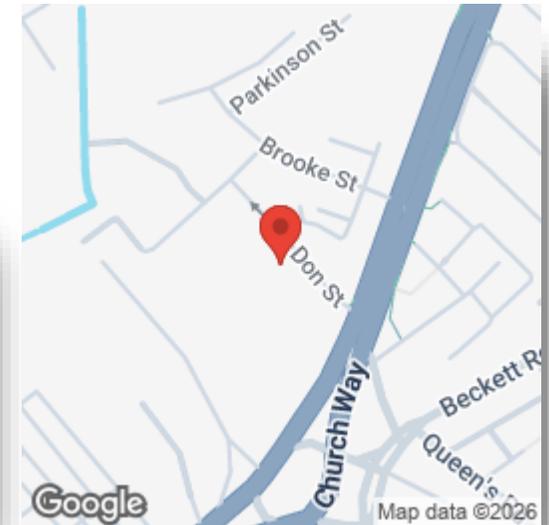
- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- TWO BEDROOM MID-TERRACED
- SPACIOUS LIVING ACCOMMODATION WITH USEFUL STORAGE CELLAR

Tenure: Freehold EPC Rating: F

Council Tax Band: A

guide price

**£55,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
DCR125794 - 0003

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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.



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