



Portman Road, Scunthorpe DN15 8PD

welcome to

Portman Road, Scunthorpe

A well-proportioned three-bedroom semi-detached home located on Portman Road, Scunthorpe, offering off-road parking, a generous rear garden and practical living accommodation ideal for families or first-time buyers.



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

Double-glazed entrance door, cupboard, and a radiator.

Lounge

Double-glazed window, radiator, and a gas fireplace.

Dining Room

Single-glazed patio doors, radiator, and gas fireplace.

Kitchen

Fitted kitchen with the range of wall and base cupboards, stainless-steel sink and drainer, work surfaces, gas oven, gas hob, plumbing for a washing machine, central heating boiler, two double-glazed windows, tiling to the walls, and a door to utility area with access to downstairs WC and rear garden.

Cloakroom

WC, and double-glazed window to side aspect.

Landing

Stairs from entrance hallway, double-glazed window to side, and access to the loft.

Bedroom One

Double-glazed window to front aspect, decorative fireplace, and a radiator.

Bedroom Two

Double-glazed window to rear aspect, and a radiator.

Bedroom Three

Double-glazed window to rear aspect, and a radiator.

Shower Room

Double-glazed window to front aspect, heated towel rail, wash hand basin, WC, shower cubicle, and tiling to the walls.

Front Garden

Driveway.

Rear Garden

The garden is predominantly laid to lawn and features a block-paved seating area, three sheds—two of which benefit from power—and timber fencing forming the boundary.



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Portman Road, Scunthorpe

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Semi-detached house
- Three bedrooms

Tenure: Freehold EPC Rating: Awaited
Council Tax Band: A

guide price

£90,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
SCT111790 - 0002

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