



**8 King Edward Crescent
Doncaster DN8 4EF**

**Auction Guide £90,000
FREEHOLD**

* SOLD UNDER AUCTION CONDITIONS*. EPC C. Guide £95,000+. Perfect Rental. Generous sized THREE bedroom semi-detached house. Hall, Lounge, Dining room, Modern UPVC conservatory, Kitchen, Utility room & Ground floor w.c. UPVC double glazed (new 2021) and Gas central heating. Driveway and generous rear garden. Cash buyers only. NO UPWARD CHAIN INVOLVED.



- LARGE THREE BEDROOM SEMI-DETACHED HOUSE
- Lounge, Dining Room, Conservatory
- Entrance Hall, Fitted Kitchen, Utility

INFORMATION

Located in a popular residential area the property is a generous size with a large public green space to the front and within very close walking distance to both shops, primary school and facilities making this an ideal long term rental investment. Thorne has a very high rental demand and the property benefits from spacious accommodation, UPVC double glazing (new 2021) Gas central heating, large UPVC conservatory, long driveway, generous sized garden and minimal cosmetic improvements to get to a rental standard.

FOR SALE BY ONLINE TRADITIONAL AUCTION

The property is only being sold via online auction to attract serious, proceedable cash buyers only. The vendor reserves the right to conclude a sale before the end of then auction via an alternative method if required.

This property is being sold via ONLINE TRADITIONAL AUCTION: In order to view the auction pack and bid please visit the Sreetons website and click "menu" then 'Online Auction'. Click on the property.

In order to bid click 'Register' and do the following via the 'dashboard':

- Register (verify your email) - This will enable you to be able to view the auction pack.
- Join the watchlist
- Pass an ID check

- Enter your payment details

There is no charge to register but by registering this will enable you to view the auction/legal pack.

BIDDING ENDS ON - Friday 5th December 2pm - UNSOLD. *

AVAILABLE UNDER AUCTION CONDITIONS *

FEES/COSTS INVOLVED;

Quite simply should you be the successful bidder, you will be charged £5,000 including VAT at the end of the auction, which is split between a buyer fee of £3,960 including VAT, which is retained by Bamboo Auctions/Sreetons as a contribution towards auctions costs and £1,040 including VAT which is used towards your purchase.

By 12noon the following working day you will then pay the remainder of the 10% deposit to exchange (being 10% of the purchase price less the part payment of £1,040 already paid) towards the full purchase price.

COMPLETION

Completion will take place within 20 working days following the auction ending and you paying the balance of your 10% purchase deposit. Please contact the branch for further clarification if required.

AUCTION PACK



- UPVC double glazed
- Gas central heating
- Front driveway, Generous rear garden
- Outbuildings
- NO UPWARD CHAIN INVOLVED

Copies of the legal pack and special conditions of sale are available online to be downloaded, via the tab on the online auction property listing page. It is the purchaser's responsibility to make all necessary legal, planning and finance enquiries prior to the auction.

OPEN PLAN ENTRANCE HALL

Front UPVC double glazed entrance door with adjoining UPVC double glazed window. Spindle balustrade staircase leading to the first floor. Laminate floor. Radiator. Open access into the kitchen.

KITCHEN AREA

13'6" x 6'11"

Front facing UPVC double glazed window and side single glazed door leading into the side porch. Fitted with a range of wall and base units with granite effect laminate worksurfaces incorporating a stainless steel sink and drainer. Free standing range style cooker. Space for dishwasher. Open access into the lounge.

LOUNGE

15'7" x 10'11"

Rear sliding patio doors leading into the conservatory. Tiled fireplace and hearth with electric fire. Built-in cupboard. Open archway into the dining area.

CONSERVATORY

11'3" x 8'9"

Rear and side facing UPVC double glazed windows and UPVC double glazed french doors. UPVC double glazed roof. Tiled floor. Radiator.

DINING ROOM

10'11" x 9'8"

Rear facing UPVC double glazed window. Radiator.

LANDING

Front facing UPVC double glazed window. Loft access point which also houses the wall mounted gas combi central heating boiler. Doors off to all rooms.

BEDROOM ONE

13'7" x 10'11"

Rear facing UPVC double glazed window. Built-in wardrobes. Radiator.

BEDROOM TWO

11'8" x 10'11"

Rear facing UPVC double glazed window. Radiator.

BEDROOM THREE

10'7" x 6'11"

Front facing UPVC double glazed window. Built-in cupboard. Radiator.



- FOR SALE BY ONLINE AUCTION • Extending to approx. 96.6 sq.m (excluding outbuildings)

BATHROOM

6'11" x 5'11"

Side facing UPVC double glazed window. Partly renovated with panelled bath and new wash hand basin and w.c. Chrome towel radiator.

SIDE PORCH

With front and rear access doors. Access into the utility room, store room and w.c.

UTILITY ROOM

7'9" x 6'7"

Rear UPVC double glazed window. Plumbing for washing machine.

Tiled floor.

STORE ROOM

5'3" x 4'1"

W.C

6'7" x 2'7"

Fitted with a corner wash hand basin and w.c.

OUTSIDE

To the front is a long tarmac driveway with wrought iron gates providing off road parking. Access to the front entrance door and front porch door with adjoining useful storage shed.

The rear garden is a generous size with lawn, timber panelled fencing and a paved patio area.

NO UPWARD CHAIN INVOLVED

The property is a non traditional construction, hence cash buyers only. To be sold Freehold with vacant possession.

MAINS SERVICES

Mains electricity, Gas, Water and drainage.





Additional Information

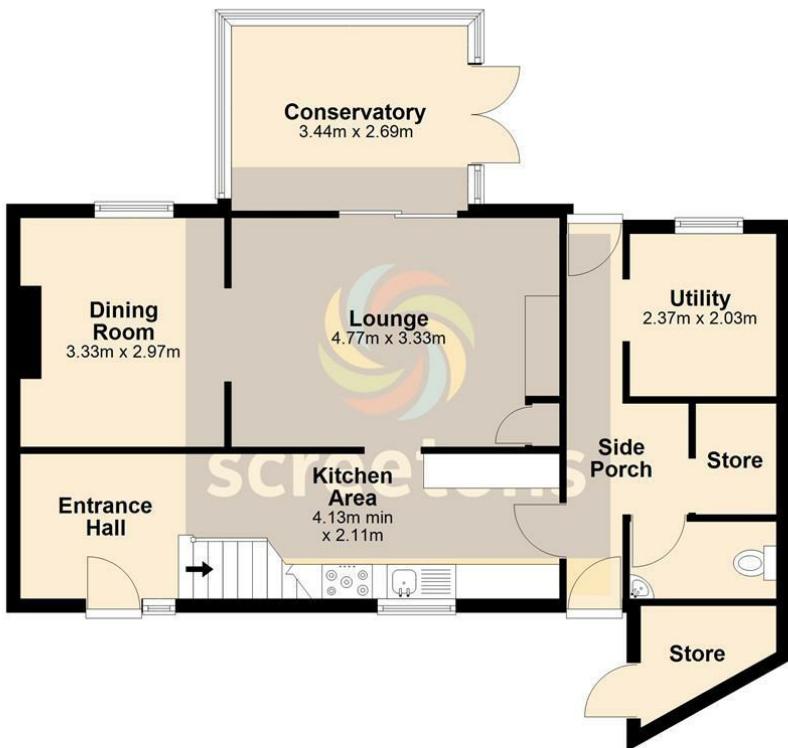
Local Authority -

Council Tax - Band

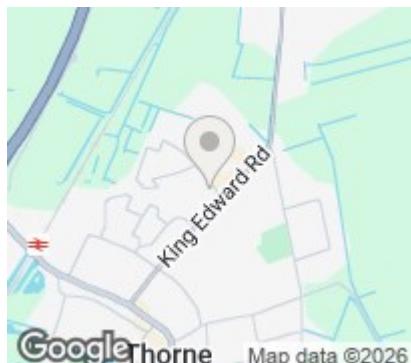
Viewings - By Appointment Only

Tenure - Freehold

Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	71	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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