



Thomson Avenue, Balby Doncaster

welcome to

Thomson Avenue, Balby Doncaster

This three bedroom mid-terraced home offers exceptional potential for first time buyers or investors alike, situated in this popular location the property is just moments away from a wide range of local amenities, shops and schools. Available with no onward chain!



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.

Agent's Note

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your conveyancer will take the necessary steps and advise you as to time-frames for registration.

Entrance Hall

With a front facing composite door, a central heating radiator, stairs which rise to the first floor landing and access through to the lounge.

Lounge

12' 2" x 11' 2" into bay (3.71m x 3.40m into bay)
With a gas fireplace as the focal point of the room, a chimney breast, a front facing double glazed bay window and a central heating radiator. The lounge is open to the dining room.

Dining Room

10' 6" x 7' 9" i (3.20m x 2.36m i)
With a central heating radiator, a rear facing door which provides access to the conservatory and a door providing access into the kitchen.

Kitchen

13' 8" x 6' 1" Max (4.17m x 1.85m Max)
Fitted with a range of kitchen wall and base units with coordinating work surfaces housing the sink and drainer. There is space for white goods including a fridge-freezer, a useful storage pantry, space for a cooker and a rear facing double glazed window. There is a small pantry off the kitchen.

Conservatory

8' 7" x 5' 11" Max (2.62m x 1.80m Max)
Situated off the dining room with a rear facing door and side facing double glazed windows.

First Floor Landing

Bedroom One

10' 9" x 9' 1" (3.28m x 2.77m)
With a built-in wardrobe storage unit, a central heating radiator and a front facing double glazed window.

Bedroom Two

10' 5" x 9' 9" (3.17m x 2.97m)
With a storage cupboard, a rear facing double glazed window, chimney breast and a central heating radiator.

Bedroom Three

10' x 5' 3" Max (3.05m x 1.60m Max)
With a central heating radiator, a front facing double glazed window and a built-in wardrobe.

Bathroom

Fitted with a bath, a hand wash basin and a low flush WC. There is a rear facing obscure double glazed window, a central heating radiator and a storage cupboard housing the water tank.

Outside

To the front of the property there is a hard landscaped garden whilst to the rear of the property is a well maintained lawn.



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Thomson Avenue, Balby Doncaster

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- THREE BEDROOM MID-TERRACED
- POPULAR LOCATION

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

guide price

£80,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
DCR125485 - 0004

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



01302 327121



doncaster@williamhbrown.co.uk



4-5 Kingsway House, Hall Gate, DONCASTER,
South Yorkshire, DN1 3NX



williamhbrown.co.uk