



Kepple Close, New Rossington Doncaster

welcome to

Kepple Close, New Rossington Doncaster

Situated in the popular village location of Rossington, with excellent access to a range of local shops and well-regarded schools is this three bedroom detached family home. The property benefits from both front and rear gardens, off road parking and a garage.



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 Porch

With a front facing sealed unit door, a central heating radiator and access into the lounge.

Lounge

With a front facing double glazed bay window, a central heating radiator and coving to the ceiling. There are stairs which rise to the first floor landing, a feature fireplace and a useful understairs storage cupboard.

Dining Kitchen

Fitted with a range of wall and base units with coordinating work surfaces housing the sink and

drainer with mixer tap. The kitchen has a gas hob, an electric oven and grill, plumbing for a washing machine and space for a fridge and freezer. There is a rear facing double glazed window, rear facing French doors to the garden, coving to the ceiling and a central heating radiator.

First Floor Landing

With a side facing double glazed window and a useful storage cupboard.

Bedroom One

With a front facing double glazed window and a central heating radiator.

Bedroom Two

With a rear facing double glazed window and a central heating radiator.

Bedroom Three

With a front facing double glazed window and a central heating radiator.

Family Bathroom

Fitted with a low flush W.C, a wash hand basin and a panelled bath. There is a rear facing obscure double glazed window, tiling to the walls and floor and a central heating radiator.

Outside

To the front of the property, there is a lawned garden and a driveway which in-turn leads to the garage, providing spacious off road parking. To the rear, the property benefits from an enclosed garden which is mainly laid to lawn.



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- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- THREE BEDROOM DETACHED FAMILY HOME
- SOUGHT AFTER LOCATION

Tenure: Freehold EPC Rating: C
Council Tax Band: B

guide price

£150,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DCR126377 - 0002

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