



Wolsey Avenue, Intake Doncaster



welcome to

Wolsey Avenue, Intake Doncaster

Available with no onward chain is this three bedroom end-terraced home situated with close links to a host of local amenities, excellent transport links and the City Centre. The property has a good sized enclosed rear garden and is perfect for a first time buyer, investor or young family.



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, stairs which rise to the first floor, understairs storage and access through to the bathroom and lounge.

Ground Floor Bathroom

Fitted with a low flush WC, a wash hand basin and a panelled bath with shower over. There is splashback tiling and a side facing obscure double glazed window.

Lounge

With a front facing double glazed window, a central heating radiator, coving to the ceiling and an open arch through to the dining kitchen.

Dining Kitchen

Fitted with wall and base units with work surfaces housing the sink and drainer with mixer tap. The kitchen has space for a gas cooker and white goods. There is a wall mounted boiler, a central heating radiator, splashback tiling, three rear facing double glazed windows and a rear facing door leading out to the rear garden.

First Floor Landing

With a side facing double glazed window.

Bedroom One

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

Bedroom Two

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

Bedroom Three

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

Outside

To the front of the property there is low maintenance pebbled driveway providing off road parking whilst to the rear there is a good sized enclosed lawned garden.



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- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- POPULAR LOCATION
- OFF ROAD PARKING

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

guide price

£125,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
DCR126359 - 0002

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