



Bewicke Avenue, Scawsby Doncaster

welcome to

Bewicke Avenue, Scawsby Doncaster

This two double bedroom semi-detached home is attractively priced with two reception rooms, a generous rear garden and is situated close to a range of amenities, schools and transport links.



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 exterior door, stairs which rise to the first floor landing and a central heating radiator.

Lounge

With a front facing double glazed window, a central heating radiator and open plan access through to the dining room.

Dining Room

With rear and side facing double glazed windows, a central heating radiator and a useful pantry ideal for additional storage.

Kitchen

Fitted with a range of wall and base units with a sink and drainer. The kitchen has plumbing for a washing machine, space for a fridge and freezer, an electric cooker point and a central heating radiator. With a rear facing double glazed window and side facing door providing access to the rear garden.

First Floor Landing

With a side facing double glazed window.

Bedroom One

With a front facing double glazed window and as useful walk-in storage cupboard.

Bedroom Two

With a rear facing single glazed window and a useful storage cupboard housing the central heating boiler.

Bathroom

With a rear facing single glazed window. Fitted with a low flush WC, a wash hand basin and a panelled bath with shower over. There is partial tiling to the walls and a central heating radiator.

Outside

To the front of the property there is a brick pillared boundary wall with wrought iron gate and pathway to the front entrance. A side gate with an arch gives access to the rear garden. To the rear of the property there is a generous paved garden for ease of maintenance.



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Bewicke Avenue, Scawsby Doncaster

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- TWO BEDROOM SEMI-DETACHED HOME
- TWO RECEPTION ROOMS AND A GENEROUS REAR GARDEN

Tenure: Freehold EPC Rating: D

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:
DCR126642 - 0003

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