



Victoria Road,Edlington Doncaster

welcome to

Victoria Road, Edlington Doncaster

ATTENTION INVESTOR! This two bedroom mid-terrace family home is situated close to a host of local amenities and excellent transport links and benefits from spacious accommodation and an enclosed rear garden. Opportunity to put your own stamp on.



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 door and access to the lounge.

Living Room

With a front facing double glazed window, a central heating radiator, a feature fireplace and stairs which rise to the first floor landing.

Lounge

Open from the living room with a rear facing double glazed window, a central heating radiator and a stone fireplace.

Kitchen

Fitted with a range of wall and base units with worksurfaces housing the stainless steel sink and drainer with mixer tap. There is splashback tiling, an electric hob with extractor above, an electric oven, plumbing for a washing machine and space for a fridge freezer. There is a side facing double glazed window and a side facing door to the garden.

First Floor Landing

With access to both bedrooms and family bathroom.

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.

Bathroom

Fitted with a low flush W.C, a wash hand basin, a paneled bath with mixer tap and shower attachment. There is a cupboard housing the boiler, a side facing obscured double glazed window, a central heating radiator and splashback tiling.

Outside

To the front there is an enclosed forecourt whilst to the rear there is a yard with a gate to the rear service lane.



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Victoria Road, Edlington Doncaster

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

Tenure: Freehold EPC Rating: D

Council Tax Band: A

guide price

£50,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
DCR127388 - 0002

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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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.



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