



Glyn Avenue, Town Doncaster

welcome to

Glyn Avenue, Town Doncaster

This three bedroom mid-terrace Victorian style home benefits from period features throughout and is available with no onward chain. Ideal opportunity for a first time buyer or investor, with close links to the city centre and a range of local amenities.



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

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

Lounge

With a front facing double glazed bay window, a central heating radiator and a feature fireplace to the focal point of the room.

Dining Room

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

Kitchen

Fitted with a range of wall and base units with coordinating worksurfaces housing the stainless steel sink and drainer. There is space for an electric oven and grill, plumbing for a washing machine and space for a fridge and freezer. There is a chimney breast, complimentary splashback tiling, a central heating radiator and two side facing double glazed windows. The room benefits from a useful storage cupboard and there is access to the utility room.

Utility Room

With space for white goods and a door which gives access to the rear garden.

First Floor Landing

With a useful storage cupboard.

Bedroom One

With two front facing double glazed windows and a central heating radiator.

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.

Bathroom

Fitted with a low flush W.C, a panelled bath with shower over and a hand wash basin. There is a side facing obscured double glazed window, tiling and an extractor fan.

Outside

To the front there is a courtyard style garden with a gate to the front entrance. To the rear there is an enclosed low maintenance garden with useful outdoor storage and a gate to the rear service lane. There is a further artificial lawn and a patio area.



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- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- ATTRACTIVELY PRICED SUBJECT TO A HIDDEN RESERVE
- IDEAL FOR A FIRST TIME BUYER OR INVESTOR

Tenure: Freehold EPC Rating: C

Council Tax Band: A

guide price

£100,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DCR126244 - 0004

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