



Ivatt Close, Bawtry Doncaster DN10 6QF

welcome to

Ivatt Close, Bawtry Doncaster

Great opportunity to purchase a SEMI-DETACHED HOME, available with NO CHAIN and offering THREE BEDROOMS and OFF ROAD PARKING. Viewing is highly recommended to appreciate the accommodation on offer! SCOPE FOR MODERNISATION and a great opportunity to put your own stamp on a property!



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.

Ground Floor Accommodation

Entrance Hall

Entrance hall having a central heating radiator.

Lounge

Main reception room having a front facing double glazed window, central heating radiator coving to the ceiling along with a fireplace featuring electric fire.

Dining Room

Open to the lounge and having French doors to the garden along with a central heating radiator and coving to the ceiling.

Kitchen

Well equipped kitchen fitted with a range of wall and base units with worktop over and inset sink with drainer. Having tiled walls and flooring, offering space for a cooker, washer, dishwasher and fridge. The kitchen also offers a useful storage pantry along with a rear facing double glazed window.

First Floor Accommodation

Landing

Landing space provides access to the part boarded loft via pull down ladder. Landing has a side facing obscured double glazed window and houses the water tank for the property within a cupboard.

Bedroom One

Good sized double bedroom, having a front facing double glazed window and a central heating radiator.

Bedroom Two

Double bedroom, having a rear facing double glazed window and a central heating radiator.

Bedroom Three

Single bedroom with front facing double glazed window and a central heating radiator.

Bathroom

Family bathroom fitted with a vanity unit and wash hand basin, bath with electric shower overhead and heated towel rail. Bathroom has tiled walls and a rear facing double glazed window.

External

To the front elevation the property offers a walled garden and a driveway leading to the garage, accessed via an up and over door. There is a side pedestrian access gate leading to the rear garden, which is lawned, well stocked with a variety of plants and shrubs and has a paved seating area and outside tap.



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- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Semi-Detached Home
- Potential to Improve

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

guide price

£145,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
BWY108159 - 0002

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