



Suffolk Road, Bircotes Doncaster DN11 8BD

welcome to

Suffolk Road, Bircotes Doncaster

ATTENTION FIRST TIME BUYERS and INVESTORS! - Available with NO ONWARD CHAIN, three bedroom semi-detached with GENEROUS REAR GARDEN. A must see property ready to put your own stamp on. Call to arrange your viewing today!



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

Lounge

Dual aspect main reception room making a light and bright space to relax. Front and rear facing double glazed windows, coving to the ceiling and a central heating radiator.

Breakfast Kitchen

Fitted with a modern range of units with worktop over, incorporating a breakfast bar and inset sink with drainer. Benefitting from an integrated gas hob, electric oven, dishwasher and fridge freezer. Front and side facing double glazed windows, two central heating radiators, recessed lights, wine wrack and tiling to the floor.

Cloakroom

Fitted with a WC and a rear facing double glazed window with obscure glass.

First Floor Accommodation

Landing

Spacious landing with a rear facing double glazed window and central heating radiator.

Bedroom One

Double bedroom with a front facing double glazed window, central heating radiator and useful storage cupboard.

Bedroom Two

Double bedroom with front facing double glazed window.

Bedroom Three

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

Bathroom

Fitted with a three piece suite comprising of bath with shower over, wc and wash hand basin. Rear facing double glazed window with obscure glass and a central heating radiator.

External

Open plan front garden laid with pebbles for easy maintenance. Side pedestrian access gate to the generous size rear garden which is fenced and enclosed and mainly laid to lawn with a variety of plants and shrubs to the borders. Garden shed, small storage outbuilding and water supply.

Agents Note

This property is in a former mining area, it will be beneficial to conduct a mining search, please speak with your conveyancer.



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Suffolk Road, Bircotes Doncaster

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Spacious Semi-Detached House
- NO CHAIN

Tenure: Freehold EPC Rating: D

Council Tax Band: A

guide price

£130,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
BWY108064 - 0007

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