



Southend, Dunscroft Doncaster DN7 4EJ

welcome to

Southend, Duncroft Doncaster

Attention Investors! This well presented 2 bed end terrace is a perfect 'ready to go' rental opportunity! With a spacious rear garden, good sized kitchen, off road parking and a cozy lounge/ diner- Southend is located in a popular rental area making it a great addition to any portfolio!



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

Featuring carpet floor covering and a central heating radiator.

Lounge/ Diner

Including a side facing and front facing double glazed window, carpet floor covering, two central heating radiator and storage space.

Downstairs Shower Room

Comprising of a WC, wash hand basin, a central heating radiator, tiled floor covering where visible and a side facing double glazed window.

Kitchen

The fitted kitchen, which comprises of both wall and base units, includes both rear and side facing double glazed windows, a fridge/ freezer, tiled floor covering and a sink and drainer unit.

Bedroom One

Featuring a front facing double glazed window, carpet floor covering and a central heating radiator.

Bedroom Two

Including a rear facing double glazed window, carpet floor covering and a central heating radiator.

Bathroom

Comprising of a WC, wash hand basin, storage space, vinyl floor covering, a rear facing double glazed window, and partially tiled walls where visible.



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- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Guide Price £70,000
- Two Bed End Terrace Property.

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

guide price

£70,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
HTF106431 - 0005

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