



Bader Rise, Mattersey Thorpe Doncaster DN10 5JA

welcome to

Bader Rise, Mattersey Thorpe Doncaster

An attractive two-bedroom detached bungalow offering well-proportioned and easy-to-maintain accommodation, ideal for those seeking single-storey living.

The property features a lounge, fitted kitchen and a conservatory providing additional living space. Low-maintenance rear garden and a garage.



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

Storage cupboard, loft access with ladder and electric heater.

Lounge

Electric heater and two front facing double glazed window.

Kitchen

Fitted with gloss wall and base units, complementary work surfaces, splash back tiling and stainless steel sink and drainer unit. Appliances including electric oven, electric hob with extractor above and plumbing for washing machine. Electric heater, ceiling fan, rear double glazed window and double glazed patio doors to the rear.

Conservatory

Tiled flooring, electric heater and double glazed windows and doors.

Bedroom One

Fitted wardrobes, electric heater and double glazed window to the side.

Bedroom Two

Electric heater and double glazed side window.

Bathroom

Fitted with wc, wash hand basin, bath with shower above and shower cubicle with electric shower. Tiled walls and flooring and electric heater.

Rear Garden

Rear garden comprising of two decked areas, patio and graveled area.

Greenhouse

Garage

Single garage with power, light and electric roller door.

Agent Note

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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Bader Rise, Mattersey Thorpe Doncaster

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- **OFFERED WITH NO CHAIN**
- Two bedroom detached bungalow

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

guide price

£150,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
RFD110637 - 0004

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