



St. Marys Road,Edlington Doncaster

welcome to

St. Marys Road,Edlington Doncaster

Offered to the market with no onward chain, this well presented three bedroom semi-detached family home is ready to move straight into and benefits from a driveway, an attractive lounge and an enclosed rear garden. An excellent opportunity for first time buyers, families or investors alike.



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

With a front facing sealed unit door, a central heating radiator, stairs which rise to the first floor landing and a front facing double glazed window.

Lounge

With a front facing double glazed window, a central heating radiator and a feature fireplace to the focal point of the room. An archway gives open access into the dining room.

Dining Room

With rear facing double glazed patio doors to the rear garden, a central heating radiator and access to

the kitchen.

Kitchen

Fitted with a range of wall and base units with coordinating worksurfaces housing the sink and drainer with mixer tap. There is a four ring gas hob with extractor above, an electric oven and grill, plumbing for a washing machine and space for a fridge freezer. There is a rear facing double glazed window, complimentary tiling and a central heating radiator.

First Floor Landing

With a side facing double glazed window and access to the loft via the hatch.

Bedroom One

With a central heating radiator, a front facing double glazed window and built-in wardrobes.

Bedroom Two

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

Bedroom Three

With a front facing double glazed window, a central heating radiator and the bulk head of the stairs.

Family Bathroom

Fitted with a low flush W.C, a wash hand basin and a panelled bath with shower over. There is a rear facing obscured double glazed window, partial tiling and a central heating radiator.

Outside

To the front of the property, there is a driveway enclosed by gates, which extends around to the rear of the property. To the rear, the garden is mainly laid to lawn and features an elevated decking area, all enclosed by perimeter fencing.



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St. Marys Road, Edlington Doncaster

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- NO ONWARD CHAIN!
- THREE BEDROOM SEMI-DETACHED FAMILY HOME

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

guide price

£135,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
DCR127037 - 0002

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