



Regent Grove, Off York Road Doncaster

welcome to

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Situated in this popular location close to a host of local amenities and transport links and just a short stroll away from Cusworth park is this three bedroom extended semi-detached home. The property is in need of renovation and available with no onward chain.



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 and stairs which rise to the first floor.

Lounge

With a front facing double glazed window, dado rail, coving to the ceiling and a gas fire (not tested).

Dining Kitchen

Fitted with wall and base units with work surfaces housing the 1 1/2 bowl sink and drainer. The kitchen has space for a Range style gas cooker, plumbing for a washing machine and space for white goods. There is splashback tiling, a rear facing double glazed window and a side facing sealed unit door.

First Floor Landing

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

Bedroom One

With a front facing double glazed bay window and a central heating radiator.

Bedroom Two

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

Bedroom Three

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

Bathroom

Fitted a low flush WC, a wash hand basin and a bath. There is a central heating radiator and a rear facing obscure double glazed window.

Outside

The property has gardens to the front, side and rear with off road parking.



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- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- NO ONWARD CHAIN
- SPACIOUS LOUNGE

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

guide price

£120,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
DCR125906 - 0002

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