



Hampden Crescent, Doncaster, South Yorkshire

Asking Price: £90,000 (Guide Price)

KWENERGISE

Hampden Crescent, Doncaster, South Yorkshire

Nestled in a quiet and charming neighbourhood, this spacious 3-bedroom, 1-family bathroom home offers the perfect combination of comfort, convenience, and potential for future returns. As you step through the front door, you'll find yourself in a warm and inviting living room. This room is generously sized, allowing for various seating arrangements, and is bathed in natural light streaming in through large windows. Next to the living area there is extra space for a dining area. The dining area is ideal for hosting family meals and entertaining guests, while the kitchen is well-appointed with appliances and ample countertop and cabinet space. The three bedrooms are located on the upper level, offering comfortable sleeping quarters for a family or potential tenants. All three rooms are quite spacious which allows you to move furniture to your own desires. The shared family bathroom, conveniently located nearby, features contemporary fixtures and a well-maintained design. One of the standout features of this property is the generously sized back garden. It offers a tranquil and private outdoor space for relaxation, gardening, or even the possibility of expansion. This green oasis provides an ideal setting for outdoor activities, barbecues, and al fresco dining. Investors will find this property particularly appealing due to its versatility and potential for value appreciation. Whether you intend to rent it out to families or individuals or explore renovation options. This home is located in a well-established, family-friendly neighbourhood with easy access to schools, parks, shops, and public transportation, enhancing its rental appeal.

For Sale Via Keller Williams Online Auction powered by Bamboo Auctions.

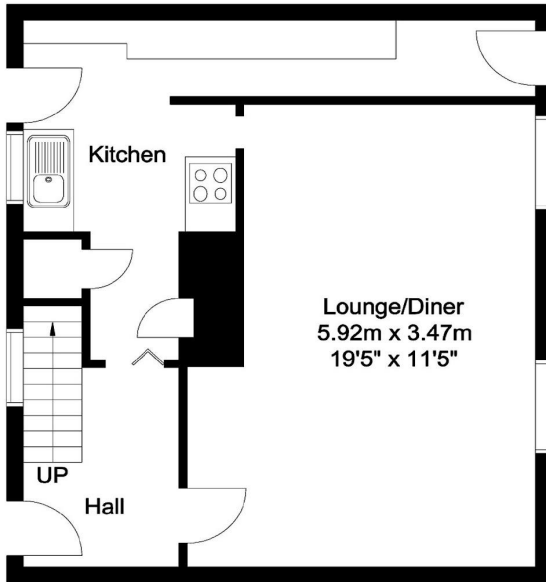
Auction end date and time: 24th November 12.00

The auction will be exclusively available online via our website including the legal pack information. The registration process is extremely simple and free. Please visit the www.kwuk.com website, and click on the 'online auction' tab A 'register' button can be found on this page or by clicking into the individual listing. Stage 1) Register your email address, create a password and confirm your account. Stage 2) View the legal pack and arrange any viewings Stage 3) If you would like to bid, use the 'dashboard' button and complete your ID check and enter your payment and solicitors details Stage 4) You are ready to bid - Good Luck! No deposit monies are required before you bid. Guide price(s) are an indication of the seller's expectation. Reserve price(s) are a figure below which the auctioneer cannot sell the lot at auction. The reserve price is not disclosed and remains confidential between the seller and the auctioneer and is set within the guide range. A legal pack and special conditions are available to download to anyone who has registered. It is the purchaser's responsibility to make all necessary legal and financial enquiries prior to placing any bids. Some Vendors may consider offers prior to the auction. These offers can only be submitted via sue wragg - Keller Williams and under auction conditions. The complete legal pack would need to be inspected before an offer would be considered. Please get in touch if you have any questions regarding Online auctions or would like to arrange a viewing.

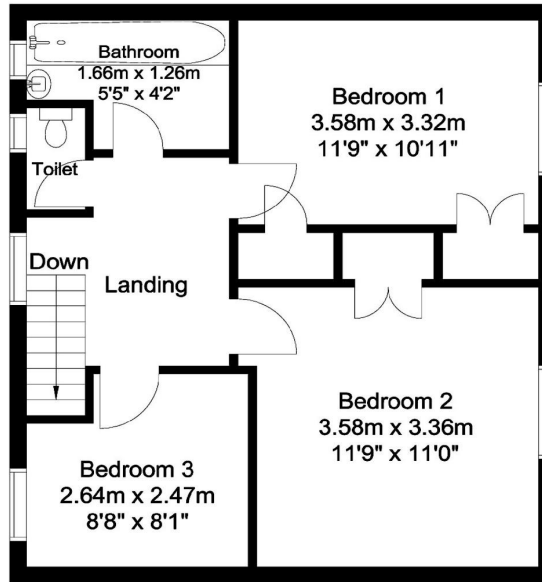




Ground Floor
42 sq m/452.08 sq ft
Approx.



First Floor
42 sq m/452.08 sq ft
Approx.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and rooms or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as a basis of valuation. The plans are for marketing purposes only and should only be used as such. No guarantee is given on the accuracy of the total square footage/ meterage if quoted on this plan.. CP Property Services @2023

Energy Performance Certificate

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		86
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

Do you have a property
to sell or let?

If you are thinking of selling your home or just curious to discover the value of your property, We would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of estate agents.



07973 333628



Sue wragg Keller Williams



sue.wragg@kwuk.com