

**LOT  
1****By Order of the Executors****Flat 5 Winchester Way, Scawsby, Doncaster DN5 8LL****Guide Price £40,000\*****FIRST FLOOR ONE BEDROOM FLAT IN NEED OF UPDATING THROUGHOUT**

The property is located in Scawsby that is within two miles of the centre of Doncaster with its main line station and facilities. Further rail services are available at Bentley within one mile and Adwick within three miles. The area is well served by schools and bus routes. Good road links are easily accessible including the A1 that connects London to the North East. We understand that the property is a one bedroom flat. The property is double glazed. We are advised that it is in poor order internally. This lot has not been inspected by the Auctioneers and is sold with the benefit of vacant possession. This lot will be of interest to investment buyers. PLEASE NOTE THAT THIS LOT IS NOT OPEN TO PRE-AUCTION OFFERS AND WILL NOT BE SOLD PRIOR TO AUCTION UNDER ANY CIRCUMSTANCES. ANY INTENDING PURCHASER MUST REGISTER TO BID IN ORDER TO PURCHASE. WE REMIND ALL PARTIES THAT BIDDING REGISTRATION CLOSSES AT 3pm THE DAY BEFORE THE AUCTION.

**ACCOMMODATION**

Bedroom, Reception, Kitchen and Bathroom

**TENURE**

Leasehold - 125 years from 24th June 1990, thus approximately 89 years unexpired.

**LOCAL AUTHORITY & TAX RATING**Doncaster  
Council Tax Band A  
EPC pending**VIEWING TIMES**

By appointment through the Auctioneers

**STARTING BID****FINAL BID****NOTES** SOLD  UNSOLD  SOLD PRIOR  WITHDRAWN