



## Alexandra Road Wellingborough NN8 1EH Auction Guide Price £145,000

**Wellingborough Office**   
27 Sheep Street Wellingborough  
Northants NN8 1BS  
01933 224400

**Irthlingborough Office**   
28 High Street Irthlingborough  
Northants NN9 5TN  
01933 651010

**Rushden Office**   
74 High Street Rushden  
Northants NN10 0PQ  
01933 480480



The information given in these particulars is intended to help you decide whether you wish to view this property and to avoid wasting your time in viewing unsuitable properties. We have tried to make sure that these particulars are accurate, but to a large extent we have to rely on what the seller tells us about the property. We do not check every single piece of information ourselves as the cost of doing so would be prohibitive and we do not wish to unnecessarily add to the cost of moving house. Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyors report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission etc) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains etc) will be included in the sale.

This plan is a guide only to represent the layout of the property and is not totally to scale. The bathroom fittings and kitchen units may vary in shape and size.

**For sale via auction \*\* CASH BUYERS ONLY \*\* A vacant three bedroom bay fronted mid Terrace house which benefits from uPVC double glazed doors and windows, a refitted kitchen with built in appliances, a downstairs wet room with bath, gas radiator central heating and an upstairs shower room. The accommodation briefly comprises entrance hall, lounge/dining room, kitchen, wet room with bath, three bedrooms, shower room and gardens to front and rear. This property is auctioned by Modern Method online auction and viewings will be conducted on Friday 22nd November 10:30am - 11:30am, Tuesday 26th November 2pm - 3pm, Friday 29th November 10:30am - 11:30am. The auction will end at 3pm on Wednesday 4th December 2024.**

Enter via uPVC entrance door

#### Entrance Hall

Stairs to first floor landing, double radiator, door to.

#### Lounge/Dining Room

25' 11" into bay x 11' 4" max (7.9m x 3.45m) (overall measurement)

#### Lounge Area

Bay window to front aspect, radiator, television point.

#### Dining area

Window to rear aspect, double radiator, door to.

#### Kitchen

13' 4" x 8' 8" (4.06m x 2.64m) (This measurement includes area occupied by the kitchen units)

Comprising one and a half bowl single drainer stainless steel sink unit with cupboards under, range of base and eye level units providing work surfaces, built in electric oven and gas hob with extractor fan over, space for fridge/freezer, space for washing machine, wall mounted gas fired boiler serving central heating and domestic hot water, uPVC door and window to side aspect, tiled floor, radiator, door to.

#### Wet Room with bath

White suite comprising panelled bath, low flush W.C, wash hand basin, wall mounted shower with curtain and rail, obscure glazed window to side aspect, radiator, extractor fan, tiling to walls.

#### First Floor Landing

Access to loft space, doors to.

#### Bedroom One

14' 3" max x 11' 6" max (4.34m x 3.51m)

Two windows to front aspect, double radiator, feature fireplace.

#### Bedroom Two

12' 0" max x 8' 8" max (3.66m x 2.64m)

Window to rear aspect, radiator, feature fireplace.



#### Bedroom Three

8' 8" x 6' 6" (2.64m x 1.98m)

Window to rear aspect, double radiator.

#### Shower Room

Comprising tiled shower enclosure, wash basin, low flush W.C, obscure glazed window to side aspect, towel rail.

#### Outside

Front - Retaining wall.

Rear - Mainly paved, pedestrian gated access, panel fencing and brick wall.

#### N.B

We understand that there is Japanese knotweed present in the rear alleyway. The vendor have purchased a five year herbicide treatment plan with a ten year insurance backed guarantee. Further information is available upon request. Advice must be sought with a bank or building society to confirm they are happy to lend before entering into a commitment to purchase.

#### Energy Performance Rating

This property has an energy rating of D. The full Energy Performance Certificate is available upon request.

#### Council Tax

We understand the council tax is band B (£1,665.77 per annum. Charges for 2024/2025).

#### Agents Note

Please be aware that some photographs used in our particulars are obtained using a wide-angle lens.



#### Money Laundering Regulations 2017 & Proceeds of Crime Act 2002

In order to comply with the above Regulations, an intending purchaser will be required to provide official I.D; proof of address, evidence of funding and source of deposit clearly showing the name of the account holder. If funds are being provided by a third party i.e. family, we will require the same from them too. We will verify clients identity electronically from the details provided. The information will be checked against various databases. This is not a credit check of any kind and does not affect credit history. We will retain a record on file.

#### General Data Protection Regulations 2018

Should you view or offer on this property, we will require certain pieces of personal information in order to provide a professional service to you and our client.

The personal information provided by you may be shared with the seller, but it will not be shared with any other third parties without your consent.

More information on how we hold and process your data is available on our website - [www.richardjames.net](http://www.richardjames.net)

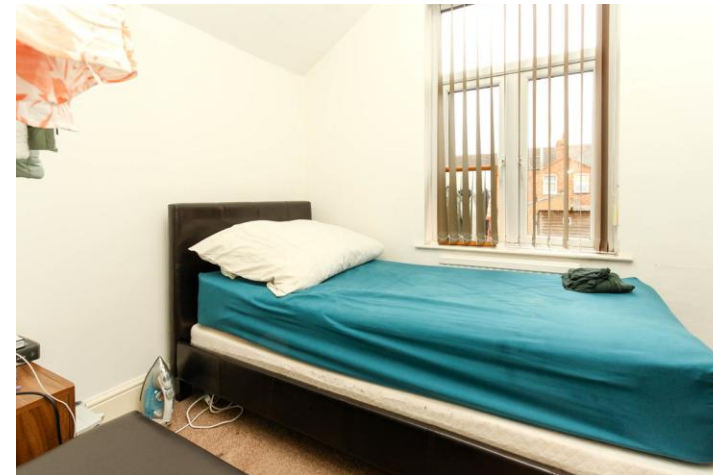
#### Mortgages

We are able to offer our clients mortgage advice through our association with an independent mortgage advisor. Written quotations are available on request. A life policy may be required.

**YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.**

#### Auction Information

This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be



shared with the Auctioneer, iamsold Limited. This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyers solicitor. This additional time allows buyers to proceed with mortgage finance.

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee. This being 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT.

The Reservation 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 go through an identification verification process with iamsold and provide proof of how the purchase would be funded. This property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation Agreement and terms and conditions are also contained within this pack. The buyer will also make payment of £300.00 including VAT towards the preparation cost of the pack, where it has been provided by iamsold. The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change. Referral Arrangements The Partner Agent and Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will be of benefit; you are under no obligation to use any of these services and you should always consider your options before services are accepted. Where services are accepted the Auctioneer or Partner Agent may receive payment for the recommendation and you will be informed of any referral arrangement and payment prior to any services being taken by you. A link to the auction website can be accessed by downloading our Sales Particulars (not available on a mobile device or visit Richard James website)

