



Wyman Close, Bozeat Wellingborough NN29 7LF

welcome to

Wyman Close, Bozeat Wellingborough

This deceptive three bedroom semi detached property benefiting from three generous bedrooms, two reception rooms, double glazing - gas radiator central heating. Front and rear gardens, garage and drive, cul-de-sac position, in need of updating.

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

Double glazed obscured window and door to the front aspect

Lounge

Double glazed window to the front aspect, feature fireplace, double door leading to dining room and radiator.

Dining Room

Double glazed window to the rear aspect and radiator.

Kitchen

Kitchen comprising double bowl stainless steel sink and drainer unit with worksurfaces over, wall and base units, plumbing for washing machine, plumbing for fridge/ freezer, double oven with induction hob, double glazed window to the rear aspect, tiling to splash back areas and double glazed obscured door to the rear aspect





First Floor Landing

Hatch to loft space and built in storage cupboards.

Bedroom One

Double glazed window to the front aspect and radiator.

Bedroom Two

Double glazed window to the rear aspect and radiator.

Bedroom Three

Double glazed window to the rear aspect and radiator.

Bathroom

Suite comprising bath with electric shower over, wash hand basin, low level WC, tiling to splash back areas, double glazed obscured window to the front aspect and radiator.



Externally

Front

Mainly laid to lawn and paved pathway leading to front door.

Rear Garden

Enclosed with fencing, paved areas and mainly laid gravel.

Garage

Single garage with up and over door to the front aspect and light and power connected.



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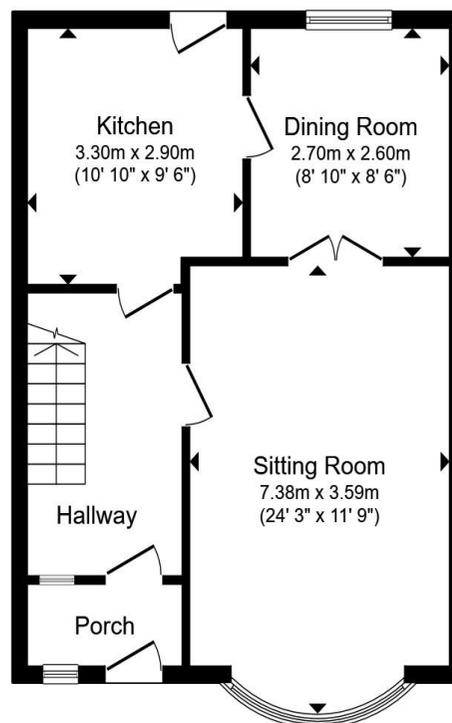
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- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Semi detached cul-de-sac position
- Three generous bedrooms

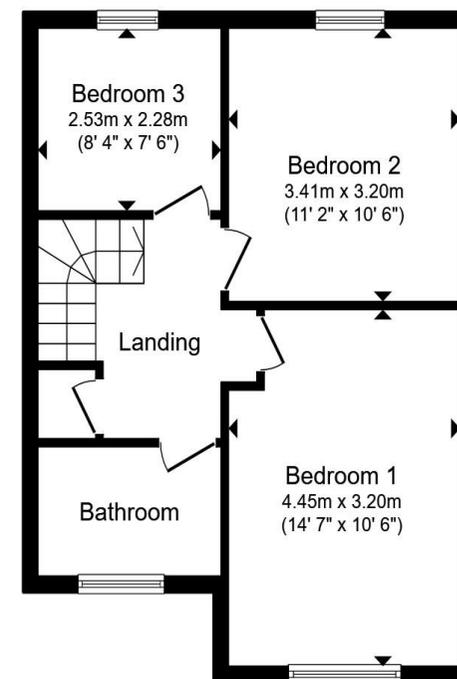
Tenure: Freehold EPC Rating: Awaited
Council Tax Band: C

guide price

£270,000



Ground Floor



First Floor

Total floor area 91.0 m² (979 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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Property Ref:
WBR114181 - 0005

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