



Roberts Street, RUSHDEN NN10 0NG

welcome to

Roberts Street, RUSHDEN

This Two bedroom Mid-Terraced home situated in Rushden. To the ground floor you will find; entrance hall, cloakroom, lounge/diner, kitchen and utility. On the first floor are the Two bedrooms and the bathroom. Externally the rear garden is laid with lawn.



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

Entered via double glazed door to the front aspect, stairs rising to the first floor landing, radiator and doors to all rooms.

Lounge / Diner

Double glazed windows to the front and rear aspects, fireplace with electric/gas/open fire, two radiators and under stairs storage cupboard.

Kitchen

Fitted kitchen comprising a range of matching wall and base units with work surfaces over, one and a half bowl sink and drainer, splash backs, space for a cooker, space for fridge/freezer, double glazed window to the side aspect, central heating boiler and door to the courtyard.

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Window to the rear aspect and a wc.

Utility

Double glazed window to the side aspect, work surfaces and a sink.

First Floor Landing

Stairs rising from the entrance hall, airing cupboard, access to loft space, doors to the bedrooms and bathroom.

Bedroom One

Double glazed window to the front aspect, fitted wardrobes, feature fireplace and two radiators.

Bedroom Two

Double glazed window to the front aspect, exposed wood flooring, feature fireplace and radiator.

Bathroom

Double glazed window to the side aspect, WC, wash hand basin, bidet, bath with shower over, wood built sauna, part tiling and radiator.

Externally Front

Courtyard style garden.

Rear Garden

Laid to lawn.



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

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

guide price

£110,000



Total floor area 91.7 m² (989 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), coverings and orientations 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 buyer must rely upon his own independence. Powered by www.groton.com



Please note the marker reflects the postcode not the actual property

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Property Ref:
RSD110164 - 0002

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william h brown



01933 410717



Rushden@williambrown.co.uk



52 High Street, Rushden, Northamptonshire,
NN10 0PJ



williambrown.co.uk