

for sale

guide price **£150,000** Freehold



Boughton Green Road Northampton NN2 7SW

In need of modernisation and offered to the market with **NO UPWARD CHAIN** is this three bedroom home. Ideally located within close proximity to local schools and amenities, viewing is highly advised to fully appreciate.

- Energy Rating: D
- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply

Property Details

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

Door to the front elevation with further door leading through to the dining room. Stairs rise to the first floor landing.

Lounge

Bay window to the front elevation and open to the dining room.

Dining Room

Window to the rear elevation. Arched recess, wall mounted radiator and connecting door to the kitchen.

Kitchen

Fitted kitchen with a range of wall and base level units. Stainless steel sink and drainer set into work surfaces and tiled to splash back areas. Integrated electric oven and four ring gas hob with cooker hood over. Plumbing for washing machine and doorway leading to the rear lobby. Double glazed window to the side elevation.

Rear Lobby

Doors lead off to the utility room and bathroom. Further door to the side leads out to rear garden. Wall mounted radiator.

Utility Room

Plumbing for washing machine and space for condensing tumble dryer.

Bathroom

Three piece suite comprising panelled bath with shower over, low level flush WC, wash hand basin and tiling to splash back area. Extractor fan and opaque window to the side elevation.

First Floor Landing

Stairs rise from the entrance hall. Doors lead off to three bedrooms.

Bedroom One

Window to the front elevation, Wall mounted radiator and range of fitted wardrobes.

Bedroom Two

Window to the rear elevation.

Bedroom Three

Window to the rear elevation.

Outside

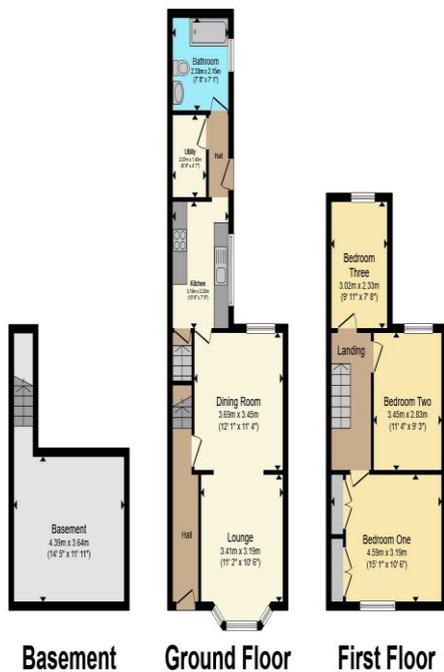
Rear Garden

Retaining timber fencing and brick wall, lawned area and paved patio.

Council Tax Band

B





To view this property please contact Connells on

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87 Harbrough Road KINGSTHORPE
NORTHAMPTON NN2 7SL

Property Ref: KTP408181 - 0003

Tenure: Freehold EPC Rating: D

Council Tax Band: B

Total floor area 108.0 m² (1,162 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



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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