



- ❖ Modern Method of Auction Sale
- ❖ Semi-Detached Bungalow
- ❖ In Need of Refurbishment
- ❖ Two Bedrooms and Bathroom
- ❖ Living Room and Kitchen
- ❖ Gas Radiator Central Heating
- ❖ UPVC Double Glazing
- ❖ Off Road Parking, 90ft rear garden
- ❖ EPC Energy Rating: D

Port Road, Duston

Auction Guide Price £145,000 Freehold



60 Port Road, Duston, Northampton, NN5 6NL

For sale by MODERN METHOD OF AUCTION: Starting Bid Price £145,000 plus Reservation Fee. An established semi-detached bungalow located in this popular residential area, within walking distance of shops and local amenities. The property is in need of refurbishment, offering the buyer the opportunity to create a home to their own specification. The accommodation comprises hall, living room, kitchen, two bedrooms and bathroom. Outside is a paved hardstanding for two/three cars to the front and a good sized rear garden with both brick and timber sheds. The property is offered for sale with NO ONWARD CHAIN and is for sale by Bartram & Co Property Auction, powered by iam-sold Ltd.

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, iam-sold 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 4.2% of the purchase price including VAT, subject to a minimum of £6,000.00 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 iam-sold 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 £220.00 including VAT towards the preparation cost of the pack, where it has been provided by iam-sold.

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.

LOCATION: Duston is situated approximately 4 miles from Northampton town centre with good road links to the M1 junction 16 approximately 4 miles away and rail links from Northampton to Euston from Castle Station approximately 3 miles distant. Duston boasts a full range of shopping facilities including supermarkets at Sixfields and local school facilities within walking distance. The area also includes a cinema and football stadium, as well as many restaurants and pubs.

HALLWAY: Approached from a vestibule and UPVC double glazed door, the hallway is 'L' shaped and has an access to the loft via a retractable ladder, a single radiator and doors to all rooms.

LIVING ROOM: 12' 9" x 9' 11" (3.89m x 3.02m) With a UPVC bow window to the front elevation, a double radiator, two wall light points, a telephone socket and TV point.

KITCHEN: 8' x 6' 7" (2.44m x 2.01m) Fitted in a range of pine base and eye level cupboards incorporating a single drainer sink unit with cupboards below. There are further base and eye level cupboards, plumbing for a washing machine and space for a cooker and refrigerator. There is a UPVC double glazed window overlooking the rear garden and a UPVC door to the side.





BEDROOM ONE: 12' 7" x 9' 5"
(3.84m x 2.87m) Heated by a single radiator this room has a shelved storage cupboard and a UPVC double glazed window to the rear elevation.

BEDROOM TWO: 11' 1" x 7' 6"
(3.38m x 2.29m) With a single radiator and a UPVC double glazed window to the front elevation.

BATHROOM: 5' 6" x 4' 11" (1.68m x 1.5m) White suite of a panelled bath with a mixer tap shower, pedestal wash hand basin and low level WC. There is a towel radiator and a UPVC double glazed window to the side elevation.

FRONT: The property is set back from the road and stands behind a privet hedge with wrought iron gates leading to a paved driveway, providing hardstanding for 2/3 cars. A gated access leads to the side of the bungalow, the hallway door and rear garden.

REAR GARDEN: Immediately behind the bungalow is a patio area and a raised pond. To the side is a brick built garden store and a pathway leads past the lawns to a timber garden shed at the rear. The garden is bounded by close boarded fencing.

AGENTS NOTE: The property is owned by a relative of an employee of Bartram & Co.



Notes

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