



Connells

Elizabeth Close  
Wellingborough





## Property Description

This two bedroom property is a perfect property for a first time buyer or an investor looking to expand their portfolio. The property is situated close to many local amenities including a primary school, play parks and local shops along with easily accessible transport links via the A509. The property itself offers good size living space, kitchen, two bedrooms, front and rear gardens with driveway to the side providing off street parking for multiple vehicles.

On entering the property you are greeted by the entrance hall which houses the stairs to the first floor and gives access to the living room. The living room is flooded with natural light due to the bay window to the front, this room also provides a comfortable area to relax and spend time as a family. The kitchen is to the rear of the property, and has been designed to incorporate space for a dining area.

The two bedrooms are to the first floor and are both of good size, Bedroom one is to the front of the property and benefits from a built in storage cupboard, with bedroom two is to the rear. The bathroom is to the rear of the property and consists of a three piece suite, with a electric shower over the bath.

Externally of the property are front and rear gardens, both of which are low maintenance due to being mainly laid to lawn. The rear garden boasts a patio area and timber shed. The driveway to the side of the property provides off street parking for multiple

vehicles.

## 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.

## Ground Floor

### Entrance Hall

External door to the front, access to the living room, stairs to first floor.

### Living Room

13' x 9' 6" ( 3.96m x 2.90m )

Bay window to the front, under stairs storage cupboard, laminate flooring.

### Kitchen / Breakfast Room

12' 8" x 8' 2" ( 3.86m x 2.49m )

External door and window to the rear, a range of wall and base units with rolled edge work surfaces, sink drainer with mixer tap, integrated oven and gas hob, space for appliances, boiler, tiled splash backs, tiled flooring.

## First Floor

### Landing

Airing cupboard.

### Bedroom One

12' 8" x 10' 4" ( 3.86m x 3.15m )

Window to the front, built in cupboard.

### Bedroom Two

Window to the rear.

### Bathroom

Window to the rear, bath with shower over, pedestal wash hand basin, low level WC, tiled splash backs.

## Externally

### Front Garden

Laid to lawn.

### Driveway

Suitable for multiple vehicles.

### Rear Garden

Enclosed by timber fencing, pedestrian gated side access, patio area, laid to lawn, timber fencing.



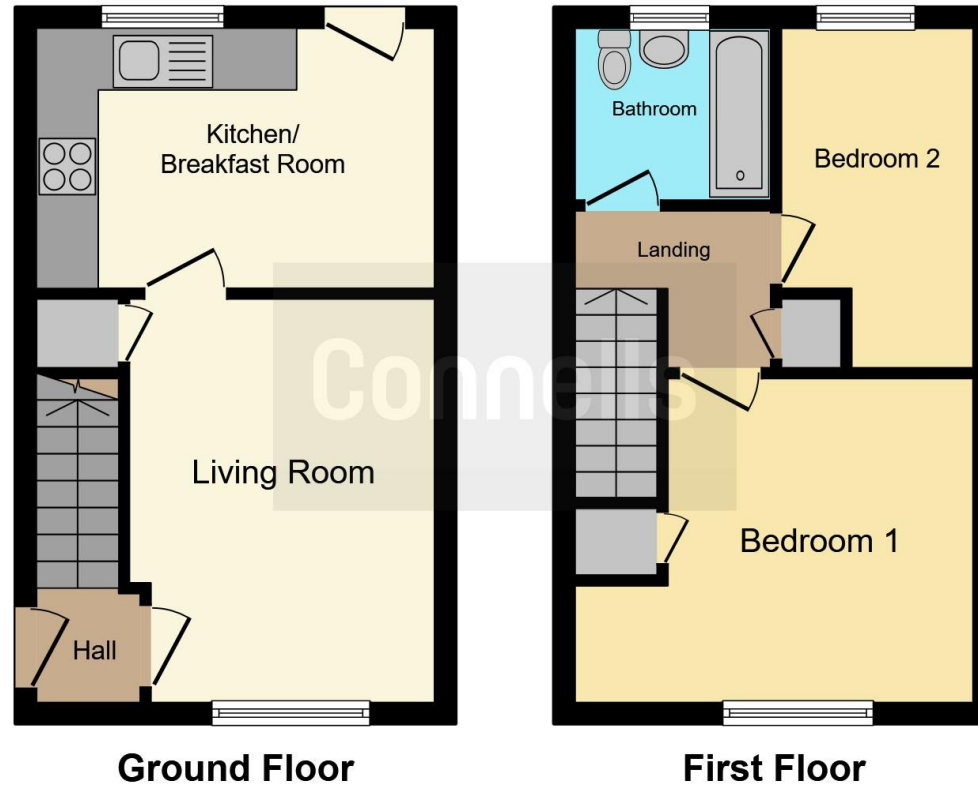












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability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

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EPC Rating: C    Council Tax  
 Band: B

Tenure: Freehold

**view this property online** [connells.co.uk/Property/OKV307497](http://connells.co.uk/Property/OKV307497)



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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