



Connells

Harold Street
Northampton



Property Description

Connells Estate Agents are delighted to present this spacious two bedroom Victorian terraced home situated within close proximity to Northampton General Hospital and Northampton Town Centre.

Accommodation comprises entrance hall, lounge, dining room, kitchen with access to both the cellar and rear garden.

On the first floor; two double bedrooms as well as a spacious family bathroom.

Outside; a low maintained private rear garden.

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 £300 inc VAT towards the preparation cost of the pack.

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

Enter via door to front aspect.

Lounge

11' 8" x 11' 5" (3.56m x 3.48m)

Double glazed window to front aspect. Television point. Wall mounted radiator.

Dining Room

11' 8" x 10' 4" (3.56m x 3.15m)

Double glazed window to rear aspect. Wall mounted radiator.

Kitchen

11' 5" x 6' 11" (3.48m x 2.11m)

Double glazed window to side aspect. Wall and base units. Worksurfaces. Freestanding gas cooker with oven. Space and plumbing for washing machine. Space for fridge freezer. Sink and drainer unit. Door leading to cellar. Door leading to rear garden.

Landing

Storage cupboard.

Bedroom One

13' 1" x 11' 2" (3.99m x 3.40m)

Double glazed window to front aspect. Wall mounted radiator.

Bedroom Two

11' 9" x 7' 6" (3.58m x 2.29m)

Double glazed window to rear aspect. Wall mounted radiator.

Bathroom

Double glazed window to rear aspect. Shower cubicle. Wall mounted towel rail. Low level WC and wash hand basin.

Rear Garden

Patio seating area. Surrounded by fencing as well as brick wall.





This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

T 01604 638 281
E northampton@connells.co.uk

6 Wood Hill
 NORTHAMPTON NN1 2DA

EPC Rating: D

view this property online connells.co.uk/Property/NHT412487

Tenure: Freehold



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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