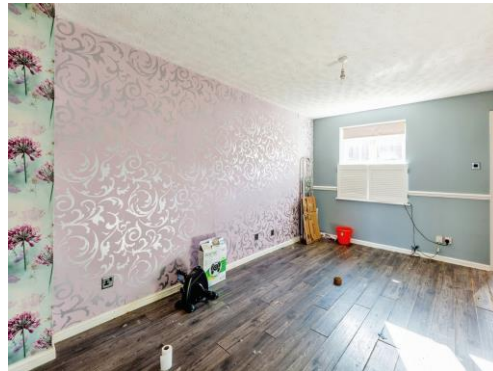




Connells

Radleigh Close
Northampton



Property Description

Accommodation comprises entrance hall, spacious lounge, open plan kitchen/dining room, two double bedrooms and a bathroom. Externally, the property has a private rear garden, front garden and driveway providing off street parking for multiple vehicles. Viewing is highly advised to fully appreciate the property.

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.

Lounge

15' 11" max x 12' 6" max (4.85m max x 3.81m max)

Window to the front aspect. Wall mounted radiator. Understairs storage cupboard.

Kitchen

12' 6" x 8' 8" (3.81m x 2.64m)

Wall and base units. Worksurfaces. Sink and drainer unit. Space for washing machine and fridge-freezer. Gas hob and electric oven. Window to the rear aspect. Double glazed French doors to the rear aspect. Storage cupboard. Wall mounted radiator.

Bedroom One

9' 4" x 12' 6" max (2.84m x 3.81m max)

Window the rear aspect. Built-in wardrobes. Wall mounted radiator.

Bedroom Two

12' 6" max x 8' 9" max (3.81m max x 2.67m max)

Two windows to the front aspect. Wall mounted radiator. Storage cupboard.

Bathroom

Bath with electric shower over, wash hand basin and low level WC. Wall mounted radiator. Window to the side aspect.

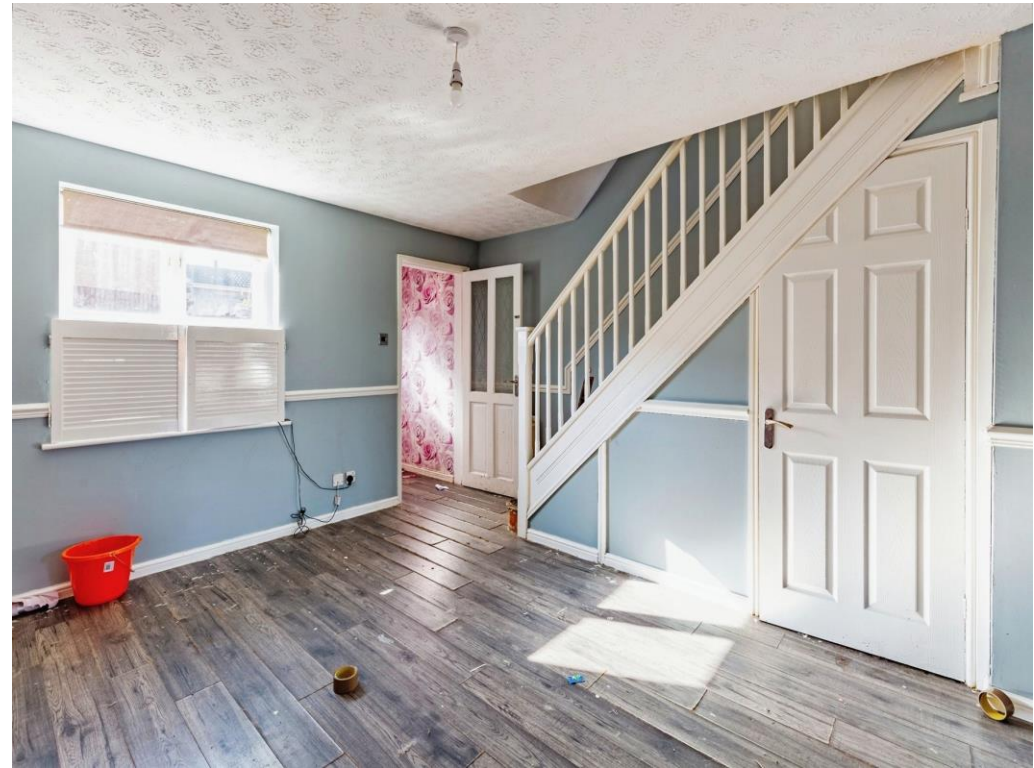
Outside

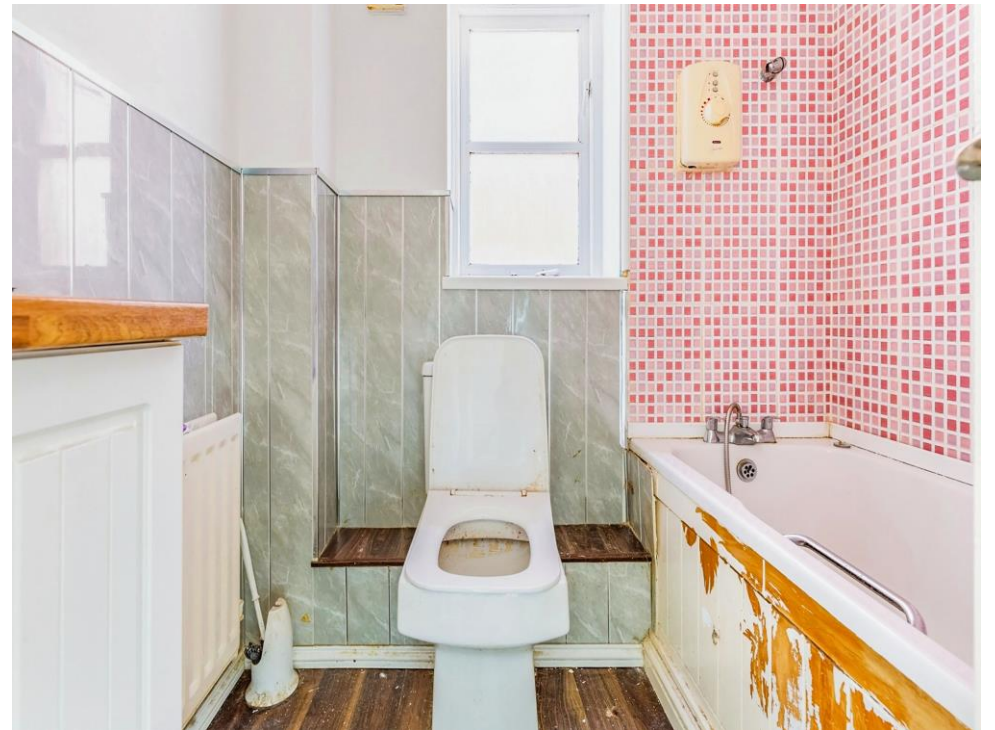
Rear Garden

Lawn. Enclosed by fencing. Gated side access.

Driveway

Driveway to side.









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

To view this property please contact Connells on

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6 Wood Hill
 NORTHAMPTON NN1 2DA

EPC Rating: D

view this property online connells.co.uk/Property/NHT412628

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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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