



Connells

Kettering Road North
Northampton



Property Description

The home is offered in excellent condition comprising in brief kitchen dining room, lounge and w/c to the ground floor, three bedrooms to the first floor with a separate bathroom and w/c. Outside offers a gravelled front garden and a low maintenance and private garden to the rear. The home is available with no upper chain and would be perfect for a first time buyer or investor – call now to arrange your viewing!

LOCAL AREA INFORMATION

Boothville is a residential district positioned just north of Northampton town centre. Bisected by the Kettering Road, there are several local shops and public houses within close proximity as well as a large supermarket. Northampton town centre itself has a variety of pubs, bars, restaurants, shops and businesses predominantly located on The Drapery, Abington Street, Gold Street, Market Square or in the Grosvenor Centre. There are also two theatres (Royal & Derngate) and a cinema/leisure complex. Just east of the town centre is the district of Cliftonville, predominantly focused on medical practitioners and the site of the general hospital as well as the privately run St Andrews and Three Shires. In the opposite direction in an area known locally as Castle Hill, the mainline train station operates services to both London Euston and Birmingham New Street. For road travel, Northampton has the A45 and A43 ring roads right on

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 double glazed door to the front aspect. Storage cupboard with fuse boards and gas meter.

Cloakroom

Low level WC and wash hand basin. Double glazed window to the front aspect.

Kitchen

11' 1" x 9' 10" (3.38m x 3.00m)

Wall and base units. Worksurfaces. Sink and drainer unit. Space and plumbing for washing machine. Space for cooker. Combi boiler. Double glazed window and door to the rear aspect.

Landing

Access to loft space.

Bedroom One

9' 5" x 13' 4" (2.87m x 4.06m)

Double glazed window to the rear aspect. Wall mounted radiator. Built in wardrobes.

Bedroom Two

9' 11" x 10' 1" (3.02m x 3.07m)

Double glazed window to the rear aspect. Wall mounted radiator. Built in wardrobes.

Bedroom Three

8' 4" x 7' 8" (2.54m x 2.34m)

Double glazed window to the front aspect. Wall mounted radiator. Built in wardrobes.

Bathroom

Bath with electric shower over, wash hand basin and low level WC. Wall mounted radiator. Double glazed window to the front aspect.

Outside

Front Garden

Laid to lawn. Path.

Rear Garden

Rear access. Shed. Laid to lawn. Patio area.

Agent Note

The sale of this property is subject to grant of probate. Please seek an update from the branch with regards to the potential timeframes involved.









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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EPC Rating: C

Tenure: Freehold

view this property online connells.co.uk/Property/NHT412728



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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