



**Connells**

Lindsay Avenue  
Northampton





### Property Description

This THREE BEDROOM semi-detached house is presented in good order throughout and must be seen to be appreciated. The property boasts a driveway providing PARKING for several vehicles, mature rear garden with patio and lawn, downstairs wc and a spacious living/dining room. Sold with NO CHAIN above.

Briefly, accommodation comprises entrance hall, downstairs wc, living/dining room with bay window, fitted kitchen, three bedrooms and a family bathroom.

Additional benefits include uPVC double glazed windows and doors, gas to radiator central heating and wood burning stove in the shed.

Outside, there is a mature garden with patio and lawn to the rear and a large driveway providing parking for several vehicles to the front.

### 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.

## Cloakroom

Double glazed window to the side aspect. Low level WC and wash hand basin. Wall mounted radiator.

## Lounge / Diner

26' max x 10' 11" max ( 7.92m max x 3.33m max )

Double glazed bay window to the front aspect. TV and BT points. Double glazed french doors to the rear aspect. Two wall mounted radiators.

## Kitchen

9' 5" x 8' 1" ( 2.87m x 2.46m )

Double glazed window to the rear aspect. Oak stable door to the side aspect. Handmade solid wood kitchen units with a combination of granite & oak worktops. Sink and drainer unit. Space for white goods. Gas hob with hood over. Wall mounted radiator.

## Landing

Double glazed window to the side aspect. Access to loft space.

## Bedroom One

12' 4" max x 10' 10" max ( 3.76m max x 3.30m max )

Double glazed window to the front aspect. Wall mounted radiator.

## Bedroom Two

11' 2" max x 10' 11" max ( 3.40m max x 3.33m max )

Double glazed window to the rear aspect. Wall mounted radiator.

## Bedroom Three

8' 10" x 7' 6" ( 2.69m x 2.29m )

Wall mounted radiator to the rear aspect. Wall mounted radiator.

## Bathroom

Bath with shower over, low level WC and wash hand basin. Double glazed window to the side aspect.

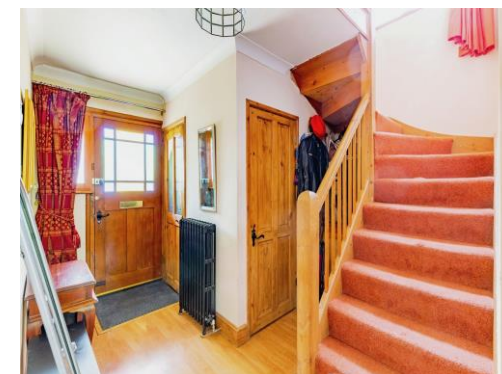
## Outside

### Front Garden

Driveway with dropped kerb offering parking for several vehicles.

### Rear Garden

Laid to lawn. Patio area. Enclosed by fencing.



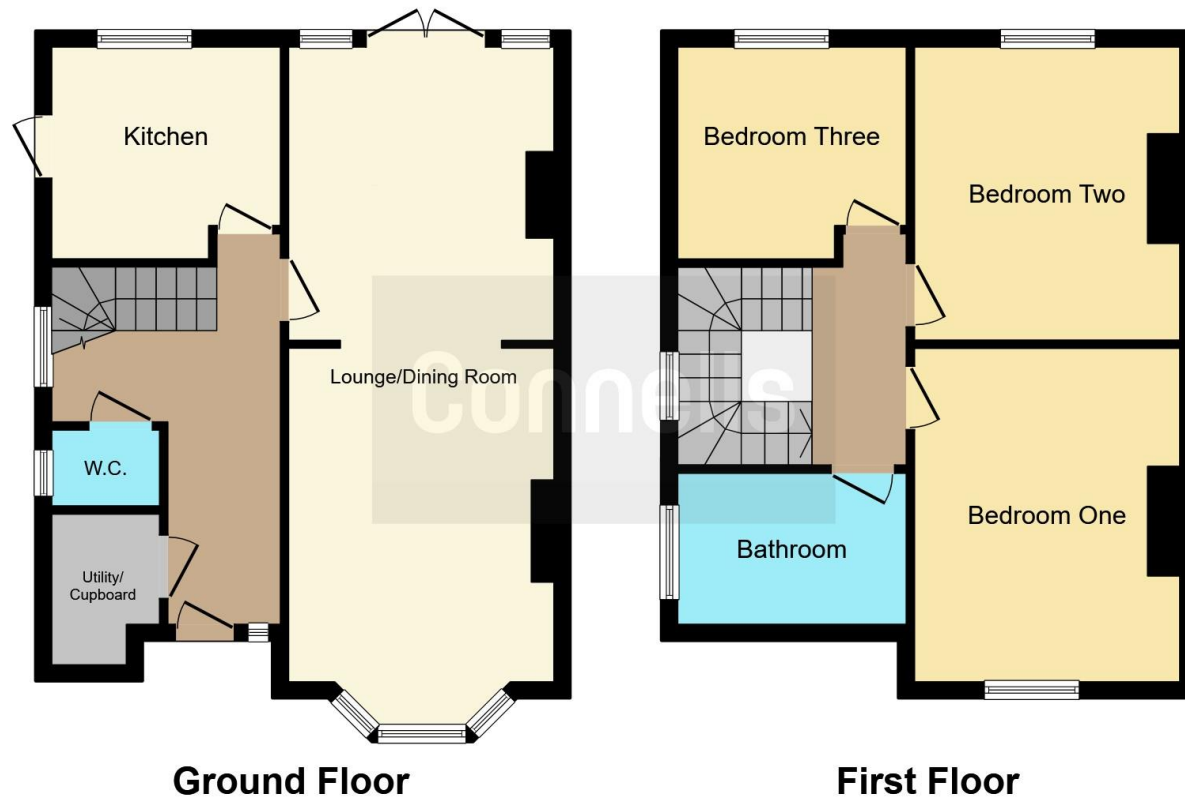












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability 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: D**

**view this property online [connells.co.uk/Property/NHT412743](http://connells.co.uk/Property/NHT412743)**

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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