



Connells

Kingsley Road
Northampton



Property Description

Offering a fantastic blend of period charm and modern potential, this property is perfect for families looking for a spacious home with an exciting renovation project waiting to be unleashed.

The ground floor offers a welcoming entrance hall, a charming lounge with a bay fronted window, and a separate dining room with doors opening onto a private garden. Three bedrooms and a family bathroom provide ample space for family living. While requiring some modernising, the generous size and prime location of this property present a fantastic opportunity to transform it into a beautiful family home.

****Don't miss out on this exciting opportunity!****

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 wooden door to the front aspect. Two wall mounted radiators.

Cloakroom

Wash hand basin and low level WC. Window to the side

Lounge

11' 11" max x 14' max (3.63m max x 4.27m max)

Bay window to the front aspect. Open fireplace. Wall mounted radiator. BT and TV point.

Dining Room

13' 9" max x 8' 5" max (4.19m max x 2.57m max)

French doors to the rear aspect. Window to the side aspect. Open fireplace. Wall mounted radiator.

Kitchen

12' 1" max x 9' 10" max (3.68m max x 3.00m max)

Wall and base units. Worksurfaces. Sink and drainer unit. Gas hob with hood over. Combi boiler. Wall mounted radiator. Window to the rear aspect.

Bedroom One

15' 6" max x 14' 1" max (4.72m max x 4.29m max)

Bay window to the front aspect. Wall mounted radiator. Wall mounted radiator. Open fireplace.

Bedroom Two

12' 1" max x 9' 9" max (3.68m max x 2.97m max)

Window to the rear aspect. Wall mounted radiator.

Bedroom Three

10' 3" x 8' 6" (3.12m x 2.59m)

Window to the rear aspect. Wall mounted radiator. Open fireplace.

Bathroom

Shower cubical, wash hand basin and low level WC. Window to the side aspect.

Cellar

15' 6" max x 14' 10" max (4.72m max x 4.52m max)

Fuse board. Gas meter. Window to the front aspect.

Rear Garden

Garage

Accessed by a private road to the rear of the garden.









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

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EPC Rating: D

Tenure: Freehold

view this property online connells.co.uk/Property/NHT413104



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