



Connells

Northcote Street
Northampton



Property Description

In brief, accommodation comprises; entrance hall, living room, dining room, kitchen, three bedrooms and a first floor bathroom.

Additional benefits include gas to radiator central heating and double glazed windows.

Outside, there is a garden to the rear and on street parking 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. Wall mounted radiator. Fuse board.

Dining Room

11' 5" x 10' 3" (3.48m x 3.12m)

Wall mounted radiator. Understairs storage cupboard.

Kitchen

12' 1" max x 9' 7" (3.68m max x 2.92m)

Double glazed window to the rear aspect. Skylight. Wall and base units. Electric hob with hood over. Sink and drainer unit. Wall mounted radiator. Space for white goods.

Landing

Access to loft space.

Bedroom One

10' 6" x 13' 3" (3.20m x 4.04m)

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

Bedroom Two

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

Bedroom Three

9' 1" x 6' 10" (2.77m x 2.08m)

Double glazed window to the. Wall mounted radiator.

Bathroom

Bath, low level WC and wash hand basin.
Combi boiler. Double glazed window to the side aspect.

Outside

Rear Garden

Paved.









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

6 Wood Hill
 NORTHAMPTON NN1 2DA

EPC Rating: D

Tenure: Freehold

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