



Connells

Wheatfield Road North
Northampton



Property Description

Welcome to your next investment opportunity or ideal first home! This spacious three-bedroom mid-terrace property is brimming with potential and is ready for your personal touch. Situated in the highly sought-after area of Abington, this home is perfectly positioned to take advantage of excellent transport links and a vibrant local community.

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 no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

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.

Cloakroom / Wet Room

Shower, wash hand basin and low level WC. Wall mounted radiator. Double glazed window to the front aspect.

Lounge / Diner

10' 11" x 15' 11" (3.33m x 4.85m)

Double glazed window to the front and rear aspect. Gas fireplace. Two wall mounted radiators.

Kitchen

13' 8" max x 7' 6" (4.17m max x 2.29m)

Wall and base units. Worksurfaces. Sink and drainer unit. Space for white goods. Storage cupboard with combi boiler. Double glazed window to the side aspect and further window and door to the rear aspect.

Landing

Access to loft space. Built in storage cupboard.

Bedroom One

15' 10" x 10' 11" (4.83m x 3.33m)

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

Bedroom Two

7' 7" x 10' 9" (2.31m x 3.28m)

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

Bedroom Three

10' 9" x 6' 5" (3.28m x 1.96m)

Two double glazed window to the front aspect. Wall mounted radiator.

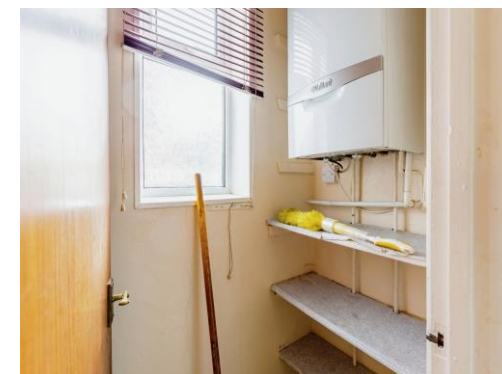
Outside

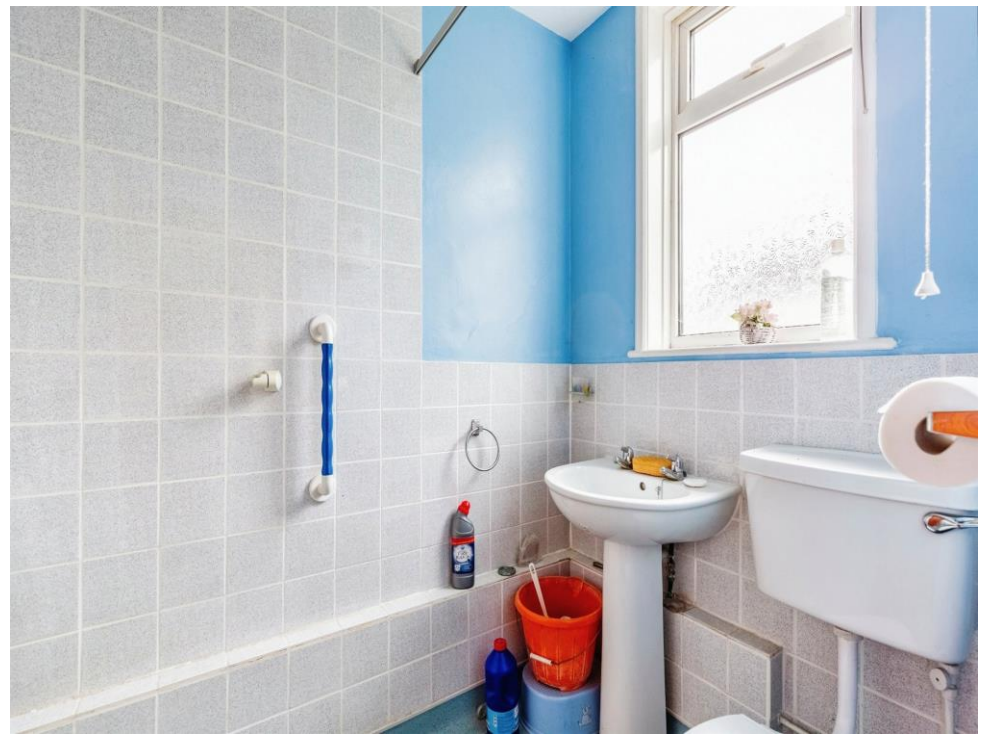
Rear Garden

Laid to lawn. Path. Shed.

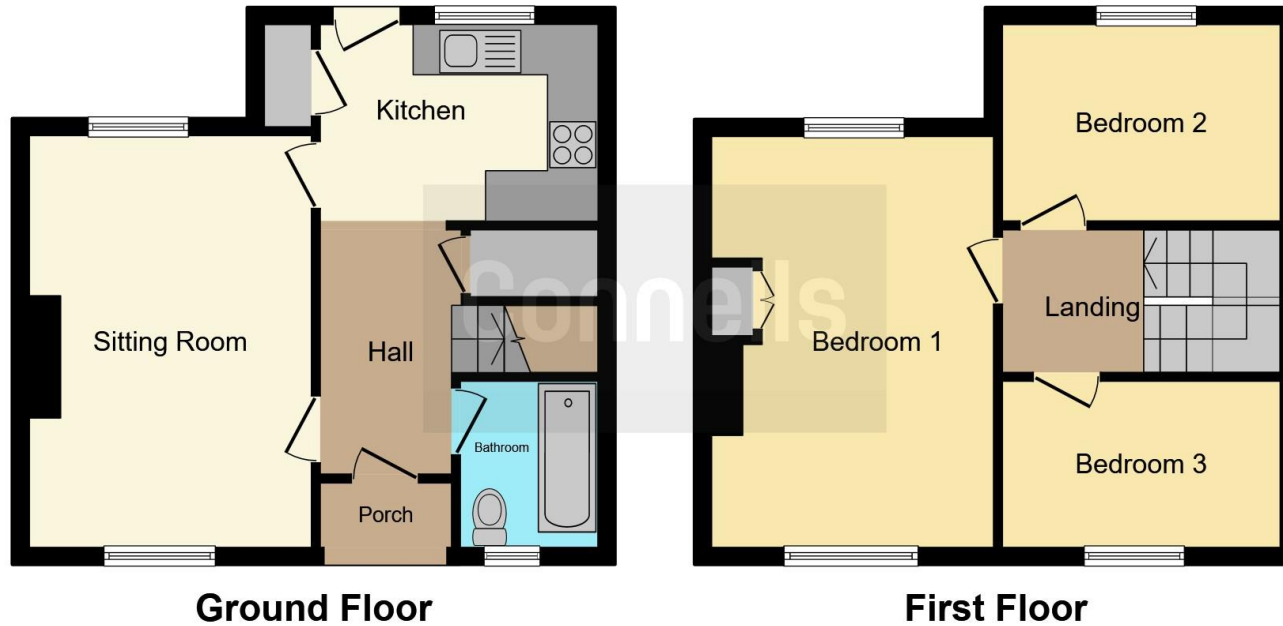
Agents Note

The sale of this Property is subject to Grant of Probate. Please seek an update from the Branch with regards to the potential time frames 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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 NORTHAMPTON NN1 2DA

EPC Rating: D

view this property online connells.co.uk/Property/NHT413388

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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