



Connells

Saxon Street
Northampton



Property Description

Family-Friendly Layout: The property features a thoughtfully designed layout ideal for family living. The property benefits from a separate dining room and a comfortable lounge, perfect for relaxing and entertaining. The kitchen overlooks the stunning rear garden, providing a pleasant space for cooking and family meals. A convenient WC is located on the ground floor for guests. Upstairs, you'll find three generously sized bedrooms, offering ample space for all family members. A well equipped family bathroom serves the first floor.

The expansive rear garden boasts a lush lawn and a paved patio area, creating an ideal setting for outdoor entertaining and relaxation. Convenient side access is also provided.

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. Carpet flooring. Wall mounted radiator.

Study

7' 1" x 6' 5" (2.16m x 1.96m)

Restricted head height

Double glazed window to the front and side aspects. Carpet flooring.

Cloakroom

Wash hand basin and low level WC.

Lounge

12' 11" max x 11' 11" (3.94m max x 3.63m)

Fireplace with stone surround. Double glazed sliding doors to the rear aspect.

Dining Room

11' 11" x 9' 9" (3.63m x 2.97m)

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

Kitchen

14' 8" max x 7' 10" max (4.47m max x 2.39m max)

Wall and base units. Worksurfaces. Sink and drainer unit. Space for freestanding gas cooker, Washing machine, fridge-freezer and dishwasher. Wall mounted radiator. Double glazed window to the rear aspect. Double glazed door to the side aspect. Carpet flooring.

Landing

Double glazed window to the rear aspect. Access to loft space. Wall mounted radiator. Boiler.

Bedroom One

12' x 12' 11" (3.66m x 3.94m)

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

Bedroom Two

9' 10" x 12' (3.00m x 3.66m)

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

Bedroom Three

12' x 8' (3.66m x 2.44m)

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

Bathroom

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

Outside

Front Garden

Patio. Flower beds. Enclosed by low brick wall.

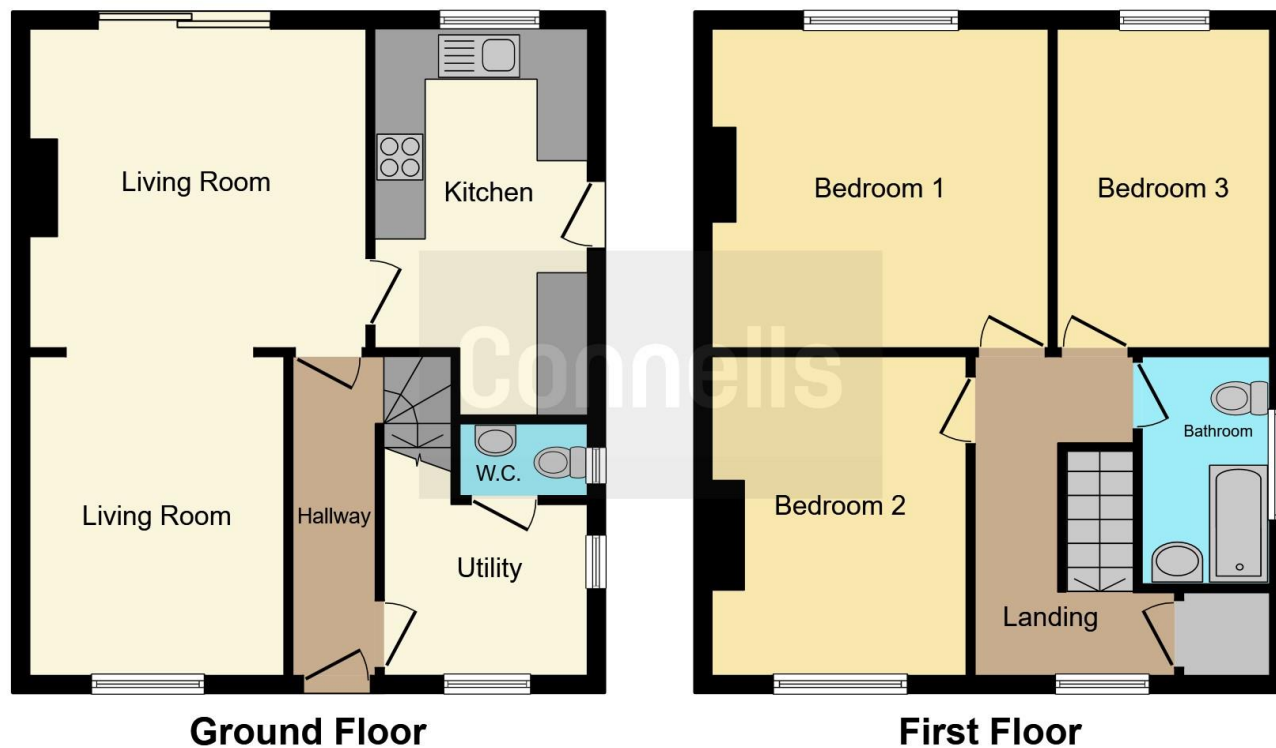
Rear Garden

Established garden. Gravelled areas. Lawn and brick patio. Shrubs and bushes hedging.









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: Awaited

Tenure: Freehold

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Property Ref: NHT413792 - 0002