



Connells

Rose Cottage Harborough Road
Kingsthorpe Northampton



Property Description

Rose Cottage has history dating back to 1823 with many of the original features and charm being retained.

Originally 107 & 109 were one and stood alone as a detached property before further dwellings appeared during the 20th Century. These have now been divided to provide two dwellings.

The cottages were originally inhabited by farm labourers working on the Estate across the road know as Kingsthorpe Recreation ground.

The red brick frontage and Northamptonshire sandstone rear with much sought after iron deposits (quarried in nearby Duston) is typical of the era in lower class dwellings where brick was seen as a symbol of wealth which is in complete contrast to that of today.

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.

Lounge

11' 9" x 10' 2" (3.58m x 3.10m)

Double glazed window to front elevation, radiator, feature original open fireplace, original floorboards, door to kitchen and door to Cellar.



Kitchen

10' 4" x 9' (3.15m x 2.74m)

Double glazed window to rear elevation, fitted with base units with work surface over, free standing gas cooker, Butler sink, space for fridge/freezer, plumbing for washing machine tiled floor, wood panelling to walls, original feature open fireplace with original range built by Johnson & Wright of Northampton in the 1820's. Door to Inner Lobby with doors leading to the rear garden and to:-

Bathroom

Obscure double glazed window to rear elevation, panelled bath with shower over, pedestal wash hand basin, WC.

First Floor

Bedroom One

9' 5" to wardrobe x 9' 4" (2.87m to wardrobe x 2.84m)

Double glazed window to rear elevation, radiator, solid wood built in wardrobes with an original feature fireplace behind.

Bedroom Two

10' 2" x 9' 6" (3.10m x 2.90m)

Double glazed window to front elevation, radiator, solid wood built in wardrobes with original feature fireplace behind.

Outside Rear

The rear has a courtyard style garden with crazy paving, many period ornaments, shrubs, brick walling workshop with power and lighting. There is also an outdoor living recreation area which has a ceiling mounted decorative lighting also with power and water supply.

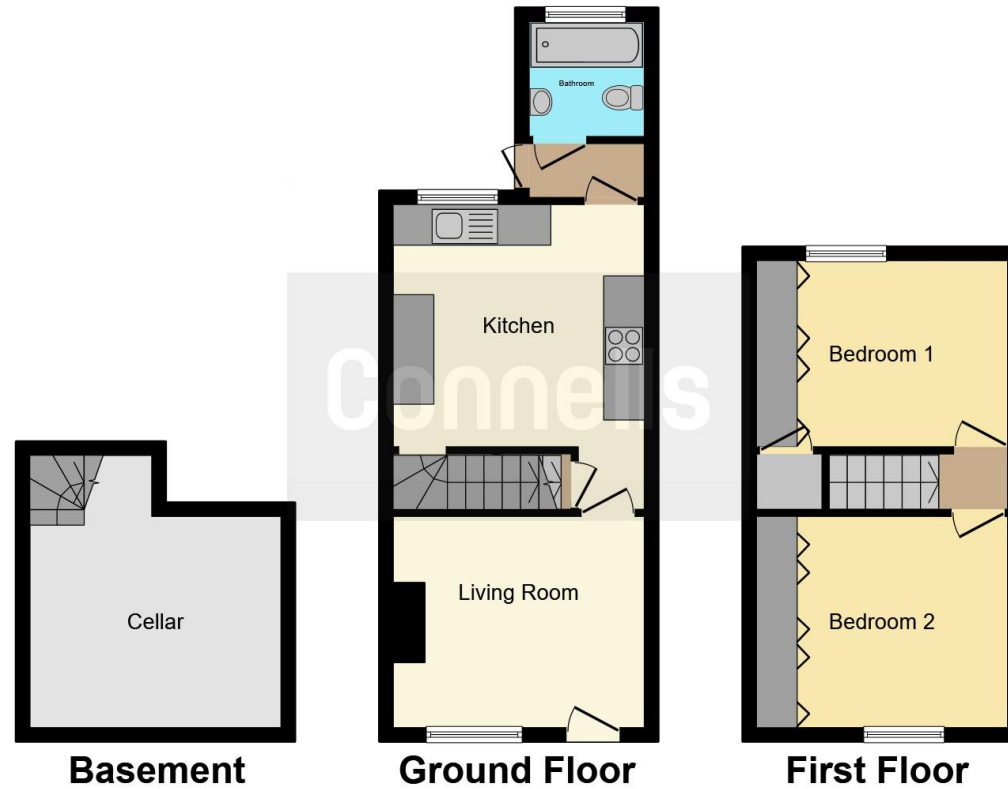
Agents Note

We are informed that the property has been brought up to a very good functional and decorative order by the present owners and as well as a property to live in would be an ideal investment property as it has been previously rented out and has all certificates in place for the rental market.









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: E

Tenure: Freehold

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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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Property Ref: KTP406902 - 0006