



Connells

Barnwell Road
NORTHAMPTON



Property Description

Connells are pleased to present this Two bedroom Mid-terraced home which would make a brilliant investment, the property benefits from an array of great local amenities and lies within close proximity to primary and secondary schools.

In brief the accommodation comprises of the living room, kitchen, downstairs bathroom, two bedrooms and an upstairs bathroom.

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

Stairs rising to first floor, radiator, door to:-

Lounge

14' 5" into recess x 12' 9" (4.39m into recess x 3.89m)

Double glazed window to front elevation, radiator, TV point.

Kitchen

12' 8" x 7' 10" (3.86m x 2.39m)

Double glazed window to rear elevation, fitted with a range of floor and wall mounted units with work surface over, electric cooker, sink and drainer, space for fridge/freezer, washing machine and tumble dryer.

First Floor Landing

Access to loft, doors to:-

Bedroom One

13' 3" x 9' 11" (4.04m x 3.02m)

Double glazed window to front elevation,
radiator.

Bedroom Two

12' 4" x 7' (3.76m x 2.13m)

Double glazed window to rear elevation,
radiator.

Bathroom

Double glazed window to rear elevation

Outside Front

Hegde, shared path and ginnel to rear
garden.

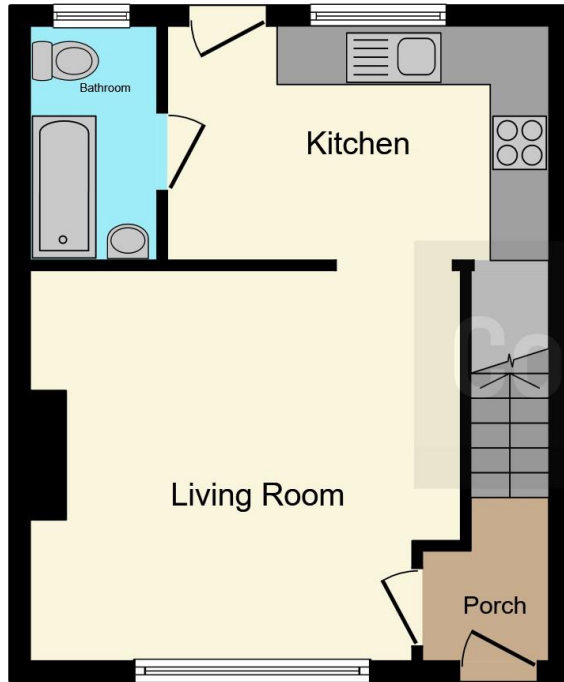
Rear Garden

In need of attention.

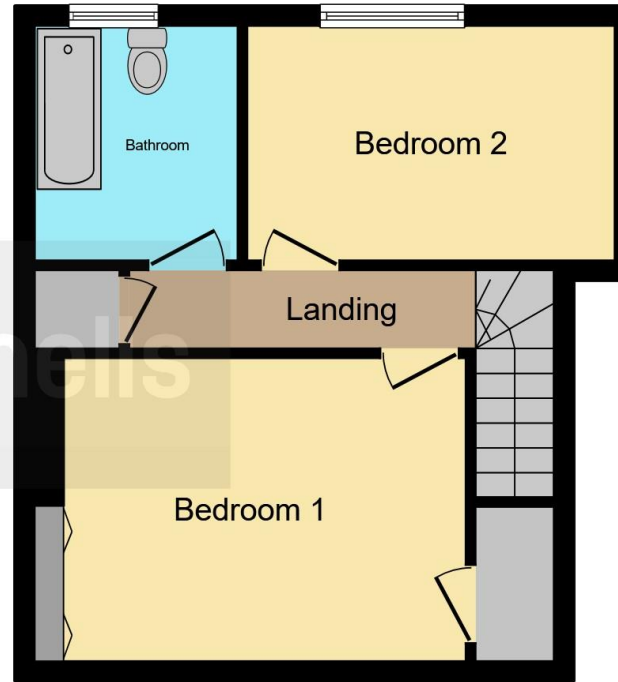








Ground Floor



First Floor

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: D

view this property online connells.co.uk/Property/KTP406914

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.

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