



Connells

Kingsway
NORTHAMPTON



Property Description

To the front of the property there is a large driveway and a single integral garage,

In brief inside this family home comprises of a living room, dining room, kitchen, three good sized bedrooms as well as a large rear garden.

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

Entered via door to front elevation, stairs rising to first floor, door to:-

Lounge

12' 6" into bay x 11' 11" (3.81m into bay x 3.63m)

Double glazed bay window to front elevation, feature gas fire, radiator.

Dining Room

11' 10" x 10' 5" (3.61m x 3.17m)

Double glazed patio door to rear elevation, radiator.

Kitchen

15' 2" x 7' 11" (4.62m x 2.41m)

Double glazed window to rear elevation, fitted with range of wall and base units with work surface over, stainless steel sink and drainer, space for cooker and white goods, radiator.

First Floor Landing

Double glazed window to side, access to loft, doors to:-

Bedroom One

12' 6" into bay x 11' 7" max (3.81m into bay x 3.53m max)

Double glazed bay window to front elevation, radiator.

Bedroom Two

11' 10" x 10' 4" excluding recess (3.61m x 3.15m excluding recess)

Double glazed window to rear elevation, radiator.

Bedroom Three

8' 1" x 6' (2.46m x 1.83m)

Double glazed window to rear elevation, radiator.

Bathroom

Obscure double glazed window to front elevation, low level WC, pedestal wash hand basin, panelled bath with shower over, radiator.

Outside Front

With paved driveway and gravel area

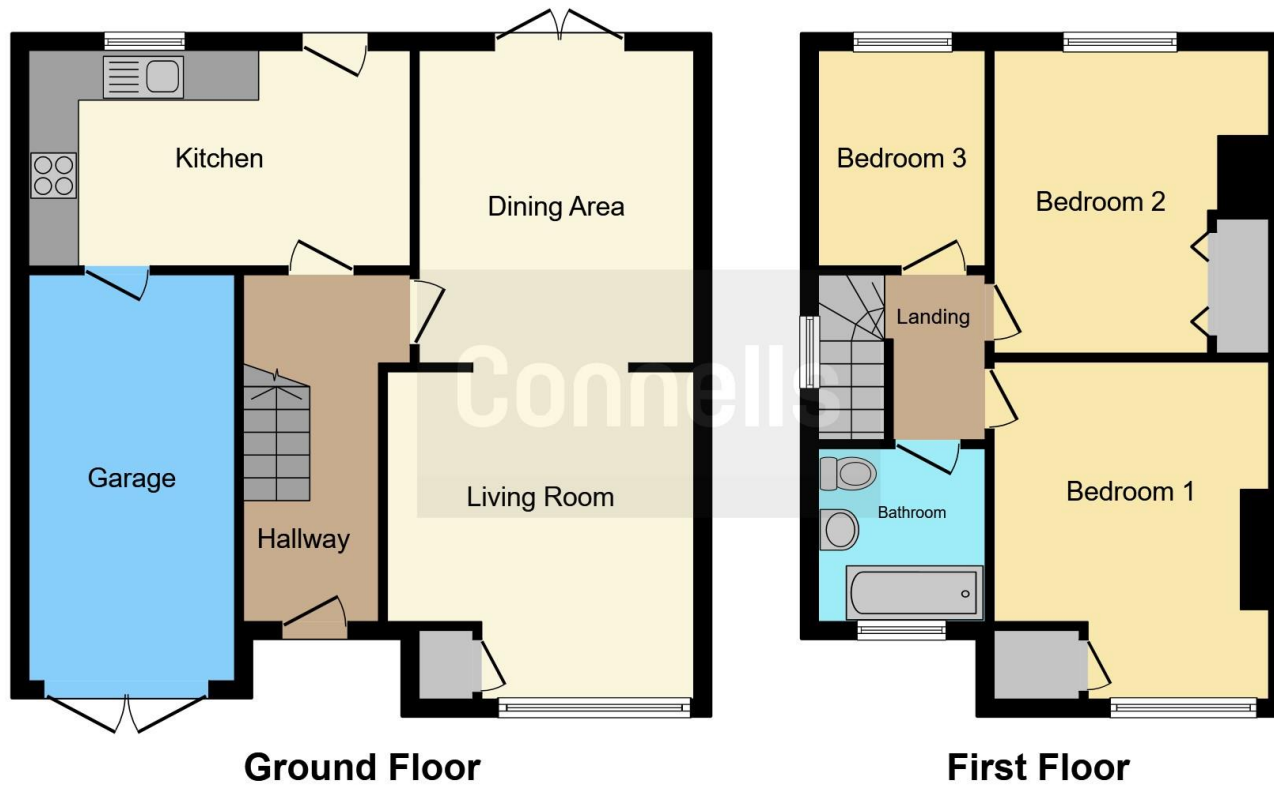
Rear Garden

A lovely mature rear garden with lawn, shrubs and trees









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

T 01604 716 655
E kingsthorpe@connells.co.uk

87 Harborough Road Kingsthorpe
 NORTHAMPTON NN2 7SL

EPC Rating: D

Tenure: Freehold

[check out more properties at connells.co.uk](http://connells.co.uk)



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.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: KTP406944 - 0004