



Connells

Obelisk Rise
Northampton



Property Description

Offered to the market with NO UPWARD CHAIN is this three bedroom semi-detached home ideally located in the popular area of Kingsthorpe.

The property in brief comprises entrance hall, living room with patio doors opening to the conservatory/dining area. Three double bedrooms and a re-fitted family shower room. Outside there is ample parking to the front for several and a carport leading to the single garage. To the rear there is a lawned garden.

Viewing of this family home is highly advised to fully appreciate.

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

UPVC double glazed door to the side elevation with complementary UPVC double glazed windows either side. Doors lead off to the living room, bedroom three, kitchen and shower room. Storage, cupboard, wall mounted radiator and stairs rising to the first floor landing.

Living Room

13' 9" x 10' 9" max (4.19m x 3.28m max)
Double glazed patio doors open to the conservatory/dining area. Wall mounted radiator, coving to ceiling, low level storage cupboards and wall mounted gas fire.

Conservatory/Dining Area

UPVC double glazed windows to the rear and side elevation. UPVC door leading out to the rear garden. Wall light and space for a four seater dining table and chairs.

Kitchen

11' x 5' 9" (3.35m x 1.75m)

Fitted with a range of wall and base level units. Sink and drainer with mixer tap over, set into work surfaces and tiled to splash back areas. free standing gas cooker with stainless cooker hood over. Plumbing for dishwasher and space for up right fridge freezer. UPVC double glazed window to the rear elevation, wall mounted central heating boiler and UPVC double glazed door to the side elevation.

Bedroom Three

11' 11" into recess x 10' 10" (3.63m into recess x 3.30m)

UPVC double glazed window to the front elevation, dado rail, coving to ceiling and wall mounted radiator.

Family Shower Room

Re-fitted three piece white suite comprising shower cubicle, low level flush w.c. vanity wash hand basin and tiled to splash back areas. Wall mounted radiator and UPVC opaque double glazed window to the front elevation.

First Floor Landing

Stairs rise from the entrance hall. Wall mounted radiator and doors leading off to two double bedrooms. Linen cupboard and access to the loft space.

Bedroom One

13' 9" x 10' 9" (4.19m x 3.28m)

UPVC double glazed window to the rear elevation. Wall mounted radiator and under eaves storage.

Bedroom Two

10' 9" x 8' 8" (3.28m x 2.64m)

UPVC double glazed window to the front elevation. Wall mounted radiator and under eaves storage.

Outside

Front Garden / Driveway

Block paved and tarmac driveway providing off road parking for several cars. Double gates open to the car port, which leads onto the single garage.

Rear Garden

Mainly laid to lawn with decking area and retaining timber fencing. Courtesy door to the single garage.

Garage

Single garage with up and over door and power and lighting connected. Window to the side elevation and courtesy door to the rear garden.

Council Tax Band

C









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: B

Tenure: Freehold

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