

for sale

guide price **£240,000**



Fremeaux Terrace Northampton NN2 6RE

Ideally located in the heart of KINGSTHORPE VILLAGE is this spacious three bedroom mid-terrace property which is in **NEED OF MODERNISATION** and offered to the market with **NO UPWARD CHAIN**. Call us on 01604 716655 to register your interest

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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

Door to the front elevation. Feature picture rail and further doors leading off to the living room and dining/family room.

Living Room

11' 11" into bay x 11' max (3.63m into bay x 3.35m max)

Bay window to the front elevation and feature picture rail.

Dining/ Family Room

14' 10" x 12' 5" max (4.52m x 3.78m max)

UPVC double glazed French doors to the rear elevation. Fireplace with electric fire fitted and connecting door leading to the inner hallway.

Inner Hallway

Under stairs storage with UPVC double glazed window to the side elevation. Connecting door to the kitchen/breakfast room and stairs rising to the first floor landing.

Kitchen/ Breakfast Room

17' 4" x 8' max (5.28m x 2.44m max)

Fitted kitchen with a range of wall and base level units. Stainless steel one and a half bowl sink and drainer with mixer tap over, set



into work surfaces and tiled to splash back areas. Space for free standing cooker and fridge/freezer. Plumbing for washing machine and slim line dishwasher. UPVC double glazed windows to the rear and side elevations, and UPVC double glazed door to the side elevation provides access to the patio area and rear garden.

First Floor Landing

Stairs rise from the inner hallway. UPVC double glazed window to the side elevation, and doors leading off to two double bedrooms and the family bathroom.

Master Bedroom

14' 9" max x 12' (4.50m max x 3.66m)

Double size room with window to the front elevation.

Bedroom Two

12' 6" max x 11' 5" (3.81m max x 3.48m)

Double size room with UPVC double glazed window to the rear elevation. Picture rail and feature cast iron fireplace.

Family Bathroom

Five piece suite comprising panelled bath, separate shower cubicle, low level flush w.c, bidet, pedestal wash hand basin and tiling to splash back areas. Electric heated towel rail and UPVC opaque double glazed window to the rear elevation.



Second Floor Landing

Stairs rise from the first floor landing. UPVC double glazed window to the side elevation, storage area, hot water cylinder and connecting door to bedroom three.

Bedroom Three

13' 9" x 14' 1" into bay window (4.19m x 4.29m into bay window)

Double size room with restricted head height with UPVC double glazed bay window to the rear elevation and further window to the front elevation.

Outside

Front Garden

Paved area and pathway leading to the front door.

Rear Garden

Patio area with steps rising to a lawned area with mature trees.

Council Tax Band

D





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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Property Ref: KTP407714 - 0004

Tenure: Freehold EPC Rating: G

Council Tax Band: D

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