

for sale

guide price **£180,000** Freehold



Rothesay Road Northampton NN2 7ES

Offered to the market with NO UPWARD CHAIN is this three bedroom family home with two reception rooms and a spacious rear garden, ideally located within close proximity to local schools and amenities. Viewing is highly advised to fully appreciate.

- Energy Rating: D
- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply

Property Details

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 door to the front elevation. Further doors lead off to the living room and kitchen. Wall mounted radiator and stairs rising to the first floor landing.

Living Room 17' 1" x 11' 8" max (5.21m x 3.56m max)

double glazed window to the front elevation and double glazed French doors to the rear elevation leading out to the rear garden. Two wall mounted radiators and connecting door to the dining room.

Dining Room 12' plus recess x 10' 7" (3.66m plus recess x 3.23m)

Double glazed window to the rear elevation and double glazed door leading out to the rear garden. Wall mounted radiator and open to kitchen.

Kitchen 12' x 8' 8" (3.66m x 2.64m)

Fitted with a range of wall and base level units. Stainless steel sink and drainer with mixer tap over, set into work surface and tiled to splash back area. Integrated electric oven and hob and plumbing for washing machine. Double glazed window to the front elevation and open to the dining room.

First Floor Landing

Stairs rise from the entrance hall. Doors lead off to three bedrooms and the family bathroom. Access to the loft space and double glazed window to the rear elevation.

Master Bedroom 10' 8" x 9' 9" plus door recess (3.25m x 2.97m plus door recess)

Double glazed window to the front elevation. Storage cupboard and wall mounted radiator,

Bedroom Two 10' 11" into wardrobe plus recess x 7' 9" (3.33m into wardrobe plus recess x 2.36m)

Double glazed window to the front elevation. Fitted wardrobe and wall mounted radiator,

Bedroom Three 7' 2" x 7' 5" (2.18m x 2.26m)

Double glazed window to the rear elevation and wall mounted radiator.

Family Bathroom

Three piece white suite comprising panelled bath with shower over and glazed shower screen. Low level flush w.c and pedestal wash hand and fully tiled to walls. Opaque double glazed window to the rear elevation and wall mounted radiator.

Outside

Front Garden

Hedging to the front of the garden and pathway to the front door. Gated access to the side leading to the rear garden.

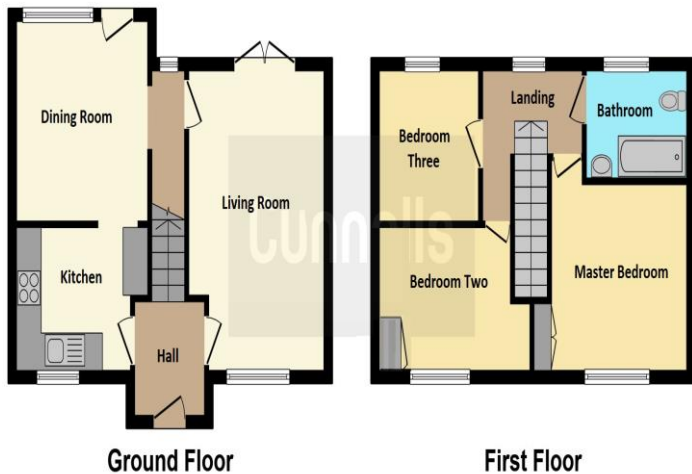
Rear Garden

Patio area and steps leading to the spacious lawn with shrub borders. Two timber sheds and retaining timber fencing.

Council Tax Band

A





To view this property please contact Connells on

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Property Ref: KTP407891 - 0003

Tenure: Freehold EPC Rating: D

Council Tax Band: A

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

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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