

for sale

guide price **£175,000** Freehold



Hastings Road Northampton NN2 7RL

Set in the popular location of Kingsthorpe is this three bedroom mid-terrace property offered to the market with **NO UPWARD CHAIN**. The property provides entrance porch, living room, kitchen and utility room. To the first floor are three bedrooms and a family bathroom.

- 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 Porch

Entered via door to front elevation, door to:-

Hallway

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

Living/Dining Room 13' 5" x 13' (4.09m x 3.96m)

Double glazed window to front elevation, TV point, wall mounted radiator, door to:-

Kitchen 16' 1" x 6' 1" (4.90m x 1.85m)

Double glazed window to rear elevation, fitted with a range of wall and base units with wooden work surface over, one and half stainless steel sink and drainer with mixer tap over,

integrated four ring gas hob with oven below, splash back and extractor over, space for fridge freezer, wall mounted combination boiler, wall mounted radiator, under stairs storage cupboard, door to:-

Utility Room

Double glazed door to rear elevation, plumbing for washing machine, space for tumble dryer,

First Floor Landing

Doors to:-

Bedroom One 12' 1" x 11' 1" (3.68m x 3.38m)

Double glazed windows to front elevation and wall mounted radiator.

Bedroom Two 9' 1" x 7' 11" (2.77m x 2.41m)

Two double glazed windows to front elevation, wall mounted radiator.

Bedroom Three 8' 2" x 7' 6" (2.49m x 2.29m)

Double glazed window to rear elevation with wall mounted radiator below.

Family Bathroom

Two double glazed windows to rear elevation, white suite comprising of corner panelled bath with mixer taps and shower over, low level wc, pedestal wash hand basin, tiled splash back areas, wall mounted radiator.

Outside

Front Garden

Wall and shrub borders, path to front porch and a shared gated access leading to:-

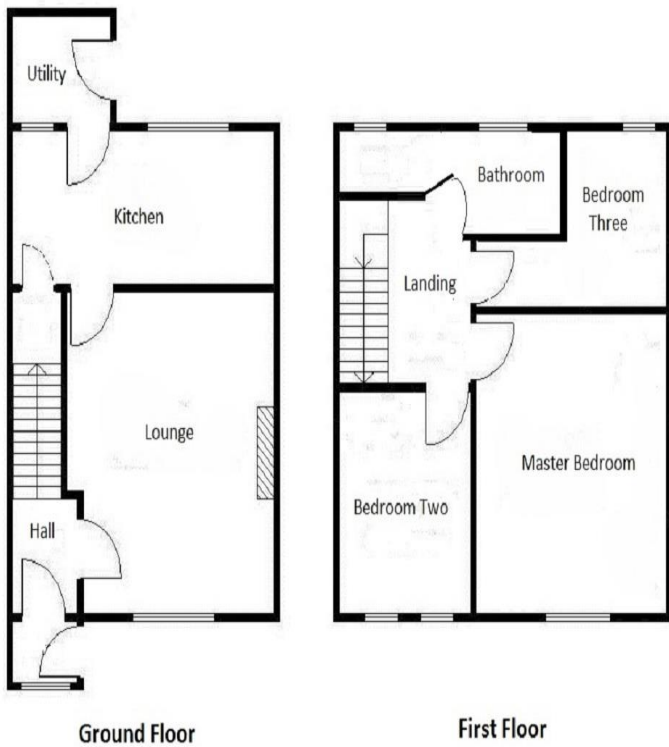
Rear Garden

Mainly laid to lawn with a good sized patio and mature hedging.

Council Tax Band

A





To view this property please contact Connells on

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

87 Harborough Road Kingsthorpe
 NORTHAMPTON NN2 7SL

Property Ref: KTP407777 - 0005

Tenure:Freehold EPC Rating: D

Council Tax Band: A

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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