



Connells

Beech Road
Rushden



Property Description

*** This four bedroom detached property is in need of some attention and has been priced accordingly... benefiting from many original features this property has huge potential in our listers opinion. The property has versatile outside space including off street parking for numerous vehicles! ***

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 and window to front elevation and radiator.

Lounge Diner

24' 2" x 11' 11" (7.37m x 3.63m)

Double glazed bay window to front elevation, double glazed French doors to rear elevation, built in cupboards, two open fires and two radiators.

Kitchen

9' 11" x 8' 10" (3.02m x 2.69m)

Double glazed door and window to side elevation. Fitted with a range of wall and base units with work surfaces over and stainless steel sink drainer with tiling to water sensitive areas. Electric oven and gas hob with cooker hood over, under stairs storage and radiator.

First Floor Landing

Loft access, storage cupboard and radiator.

Bedroom One

15' x 9' 10" (4.57m x 3.00m)

Two double glazed windows to front elevation, built in cupboard and radiator.

Bedroom Two

14' 11" x 9' 11" (4.55m x 3.02m)

Two double glazed windows to front elevation and radiator.

Bedroom Three

13' 10" x 8' 11" (4.22m x 2.72m)

Double glazed window to rear elevation and radiator.

Bedroom Four

9' 5" x 9' 1" (2.87m x 2.77m)

Double glazed window to rear elevation and radiator.

Bathroom

Double glazed window to side elevation. Bath with shower over and wash hand basin with tiling to water sensitive areas and radiator.

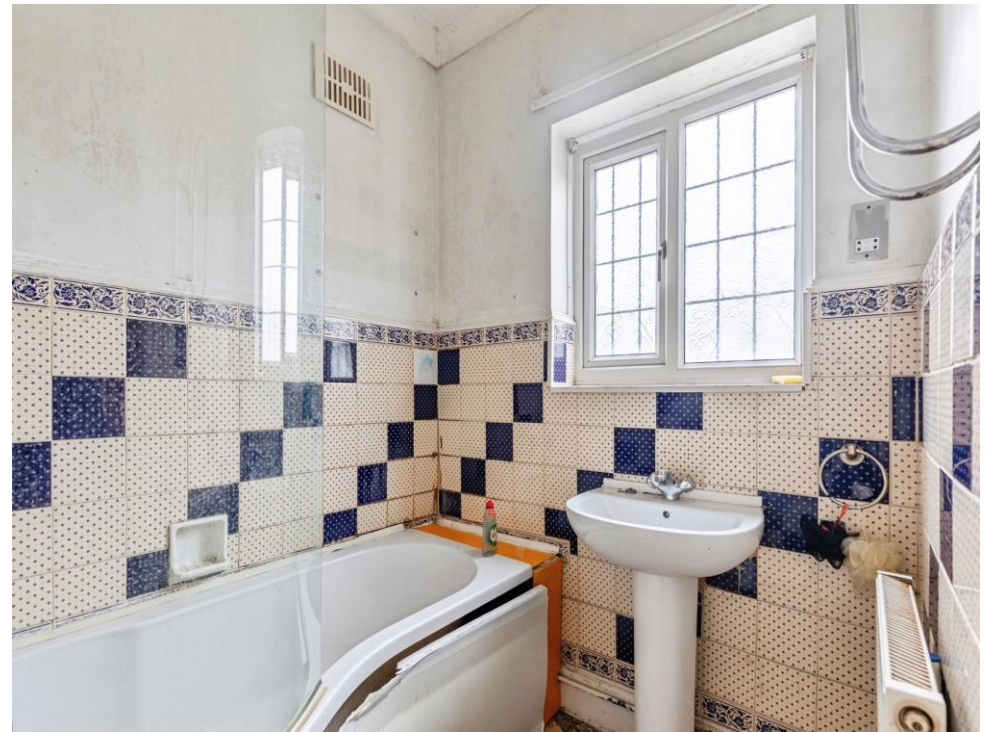
Shower Room

Double glazed window to side elevation, shower cubicle and radiator.

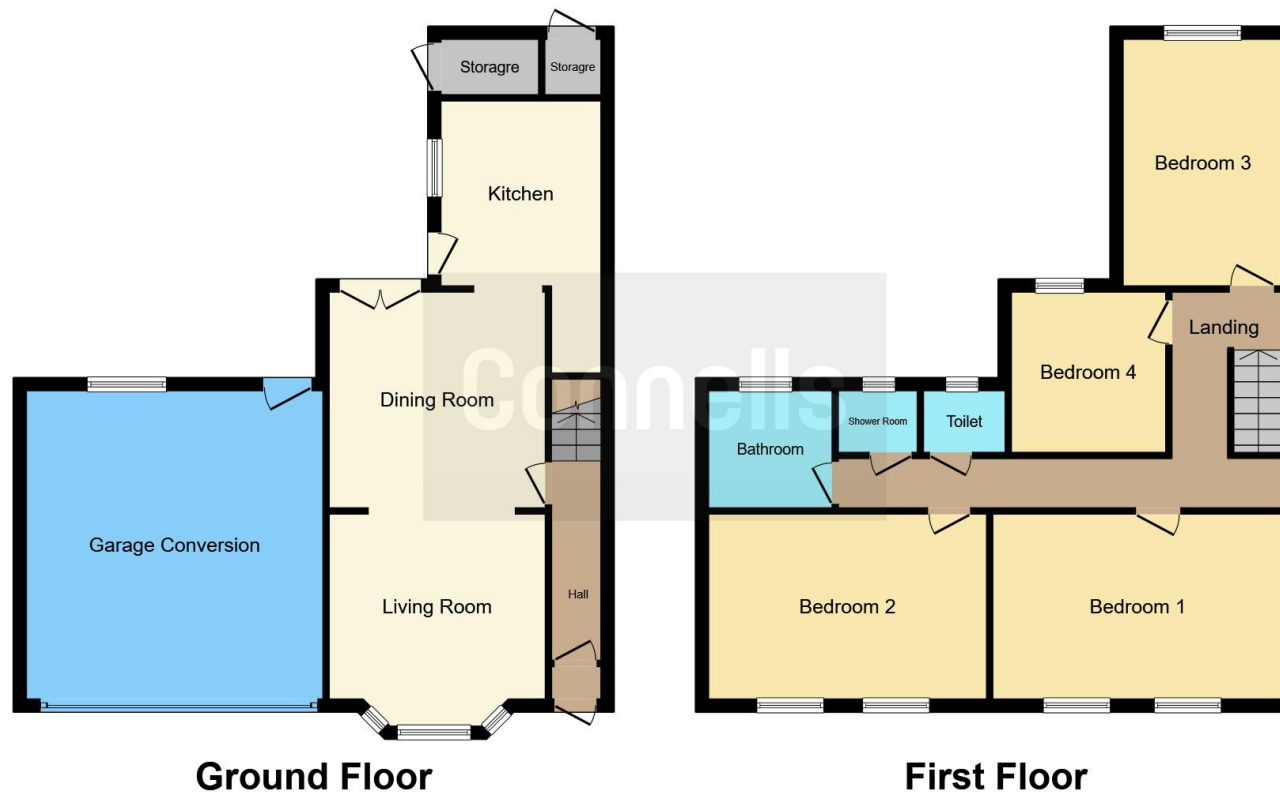
Cloakroom

Double glazed window to side elevation, low level wc and wash hand basin, radiator.









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

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66 High Street
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EPC Rating: E Council Tax
 Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/RDN405957



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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