



**Franklin Fields, Corby NN17 1DJ**



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**Franklin Fields, Corby**

The house comprises a lounge, kitchen and downstairs bathroom, two double bedrooms upstairs. There are doors out into the garden from the living room. An enclosed rear garden mainly laid to lawn.



## 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 £300 inc VAT towards the preparation cost of the pack.

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

Entry via a double glazed door to the front aspect, features include radiator, tiled floor, staircase to first floor landing, doors to lounge and open access to kitchen.

## Lounge

18' x 10' 11" max ( 5.49m x 3.33m max )

This room features double glazed window to the front aspect, double glazed patio doors to the rear aspect, fire place with an electric fire and a radiator.

## Kitchen

12' 7" x 10' max ( 3.84m x 3.05m max )

A fitted kitchen comprising a range of wall and base units, sink and drainer unit, work surface, complimentary tiling, an electric oven and gas hob, space and plumbing for a washing machine, fridge/freezer, central heating boiler, a double glazed window to the side aspect and door into the bathroom.

## Bathroom

A three piece suite comprising a bath with shower over, vanity wash hand basin and WC, features include radiator, complimentary tiling, tiled floor, double glazed window to the rear aspect.

## Landing

Staircase from the entrance hall, features include double glazed window to the side aspect and doors to bedrooms.

## Bedroom One

18' plus recess x 11' max ( 5.49m plus recess x 3.35m max )

This room features reduced head height, double glazed windows to the front and rear aspects, two radiators and a fireplace.

## Bedroom Two

11' 1" max x 10' max ( 3.38m max x 3.05m max )

This room features reduced head height, double glazed window to the side aspect, radiator and built in wardrobes.

## Outside Front

A gated frontage with lawn and gravel driveway providing off road parking and side gated access.

## Rear Garden

An enclosed garden with side gated access, lawn and patio areas and a shed.



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## Franklin Fields, Corby

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Two Bedroom Semi-Detached
- Lloyds Area

Tenure: Freehold EPC Rating: E

guide price

**£125,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
COR112262 - 0004

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