



**School Road, Mawsley KETTERING NN14 1SN**

**welcome to**

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William H Brown welcome to the market this fantastic two-bedroom family home. Located in the highly desirable village of Mawsley, this property is offered to the market with no onward chain.





### **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.

### **Lounge / Diner**

18' 4" x 11' 2" ( 5.59m x 3.40m )

Hard flooring and patio doors to the rear garden.

### **Cloakroom**

Low level WC, tiled flooring and wash hand basin.

### **Kitchen**

9' 8" x 7' 6" ( 2.95m x 2.29m )

Double glazed window to the front aspect, sink with drainer, integrated electric oven, gas hob and kitchen hood.

### **Bedroom One**

10' 5" x 8' 8" ( 3.17m x 2.64m )

Window to the rear aspect, radiator and carpet flooring.

### **Bedroom Two**

9' 3" x 8' 11" ( 2.82m x 2.72m )

Window to the rear and hard flooring.

### **Bathroom**

Bath with shower over, sink, wc, tiled flooring and frosted window to the front.

### **Rear Garden**

Fully enclosed by timber fencing, laid to lawn turf, patio and decking seating areas.



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## **School Road, Mawsley KETTERING**

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- NO CHAIN
- GARAGE

Tenure: Freehold EPC Rating: C

guide price

**£180,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
KTG111048 - 0002

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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