



Bitten Court, Northampton NN3 8HH

welcome to

Bitten Court, Northampton

A beautifully presented three bedroom family home offered with no onward chain in a popular residential area on the outskirts of town. This would make an ideal first purchase or investment.



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

Entered via double glazed door to the front aspect, door to under stairs cupboard, built in storage, stairs rising to first floor landing, radiator and doors to:

Inner Hall

Door leading to downstairs cloakroom, dining area and double glazed door to the side aspect leading to the rear garden.

Cloakroom

Suite comprising, wash hand basin, WC, heated towel rail and obscure double glazed window to the side aspect.

Lounge

12' 9" x 12' 9" (3.89m x 3.89m)
Double glazed window to the front aspect and radiator.

Dining Area

10' 8" x 9' (3.25m x 2.74m)
Double glazed window to the rear aspect and wooden door leading to inner hallway.

Kitchen

9' 2" x 9' 11" (2.79m x 3.02m)
Fitted kitchen comprising wall and base units with work surfaces over, stainless steel sink and drainer unit with mixer tap over, tiling to splash back areas, electric oven and gas hob with cooker hood over, space for fridge/ freezer, plumbing for washing machine, spotlights to ceiling, tiled floor and double glazed window to the rear aspect.

First Floor Landing

Stairs rising from entrance hall, two built in storage cupboards, access to loft space and doors to:

Bedroom One

10' 7" max x 10' 7" plus wardrobe (3.23m max x 3.23m plus wardrobe)
Double glazed window to the rear aspect, fitted wardrobe and radiator.

Bedroom Two

10' 7" plus door recess x 10' 7" (3.23m plus door recess x 3.23m)
Double glazed window to the front aspect, fitted wardrobe and radiator.

Bedroom Three

7' 6" x 7' 3" (2.29m x 2.21m)
Double glazed window to the front aspect and radiator.

Bathroom

Suite comprising P shaped bath with shower attachment over, wash hand basin, low level WC, heated towel rail, door to airing cupboard housing central heating boiler, fully tiled and obscure double glazed window to the rear aspect.

Externally

Front

Open frontage mainly laid with grass and paved path leading to front door.

Rear Garden

Mainly laid to lawn with a paved patio area with gazebo over for seating and entertaining, fully enclose with timber panelled fencing and gated rear access.



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welcome to

Bitten Court, Northampton

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Refitted Kitchen and Bathroom
- New Double Glazed Windows

Tenure: Freehold EPC Rating: C

guide price

£200,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
KIN107996 - 0003

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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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