



Malcolm Road, Northampton NN2 7EB

welcome to

Malcolm Road, Northampton

Offered to the market is this fantastic three bedroom end-terrace townhouse, benefiting from NO CHAIN, presented in the popular area of Kingsley and with access to a pretty garden and single garage.



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.

Agents Note

"It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your Conveyancer will take the necessary steps and advise you accordingly."

'The sale of this Property is subject to Grant of Probate. Please seek an update from the Branch with regards to the potential timeframes involved.'

Lounge

15' 8" max x 11' 9" (4.78m max x 3.58m)

Double glazed door to the front and side aspect, gas fire with surround and radiator.

Kitchen

11' 4" x 7' 8" (3.45m x 2.34m)

Fitted kitchen comprising wall and base units with work surfaces over, sink and drainer unit, tiling to splashback areas, plumbing for washing machine, radiator, double glazed window to the rear aspect and single glazed door to the side aspect.

Utility Area

6' 5" x 6' 1" (1.96m x 1.85m)

Double glazed window to the rear aspect and door to under stairs cupboard.

Lean To

8' 5" x 6' 1" (2.57m x 1.85m)

Two double glazed windows to the side and rear aspect and double glazed door to the side aspect.

First Floor Landing

Double glazed window to rear aspect, access to loft space and doors to:

Bedroom One

13' 8" x 11' 2" (4.17m x 3.40m)

Three double glazed windows to the rear aspect and radiator.

Bedroom Two

11' 9" x 7' 7" (3.58m x 2.31m)

Double glazed window to the front aspect and radiator.

Bedroom Three

8' 8" x 7' 7" (2.64m x 2.31m)

Double glazed window to the front aspect and radiator.

Bathroom

Suite comprising bath with shower over, low level WC, wash hand basin, radiator and two double

glazed obscure windows to the side and rear aspect.

Externally

Front

Small frontage fully enclosed with brick walling and fencing.

Rear Garden

Mainly laid to lawn with shrubs and mature trees, patio area for seating and fully enclosed with timber fencing.



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

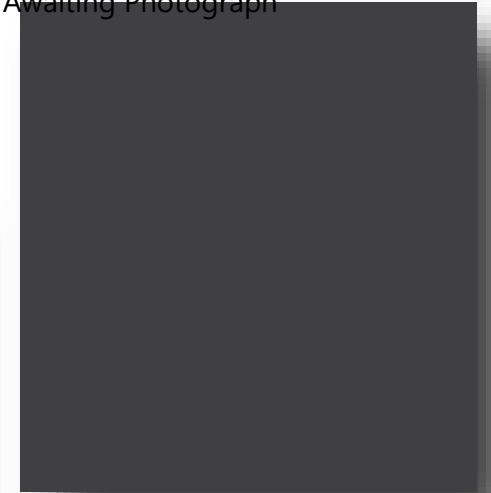
Tenure: Freehold EPC Rating: D
Council Tax Band: A

guide price

£170,000



Awaiting Photograph



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/KIN108797



Property Ref:
KIN108797 - 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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