



Oliver Street, Northampton NN2 7JJ

welcome to

Oliver Street, Northampton

Located in the popular area of 'Poets Corner' close to many local amenities such as shops, pubs, restaurants, parks and schools 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 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

Entered via single glazed door to the front aspect with single glazed window to the front aspect, stairs rising to first floor landing, radiator and doors leading to:

Lounge

23' 3" x 12' 2" (7.09m x 3.71m)

Two double glazed windows to the front and rear aspect and two radiators.

Kitchen

19' 4" x 8' 5" (5.89m x 2.57m)

Fitted kitchen comprising wall and base units with worksurfaces over, sink and drainer unit, electric oven and gas hob over, radiator and two double glazed windows to the side aspect.

First Floor Landing

Stairs rising from entrance hall and doors leading to:

Bedroom One

15' 3" x 10' 9" (4.65m x 3.28m)

Two double glazed windows to the front aspect and radiator.

Bedroom Two

11' 8" x 9' 6" (3.56m x 2.90m)

Double glazed window to the rear aspect and radiator.

Bedroom Three

9' 7" x 8' 6" (2.92m x 2.59m)

Double glazed window to the rear aspect and radiator.

Bathroom

Suite comprising bath, wash hand basin, low level WC, radiator and double glazed obscure window to the side aspect.

Externally

Rear Garden

Mainly laid to lawn and fully enclosed with timber fencing with rear gated access.



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- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Three double Bedrooms
- Large Kitchen

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

guide price

£170,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
KIN109197 - 0005

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