



**Prentice Court, Northampton NN3 8XS**

**welcome to**

**Prentice Court, Northampton**

A end terraced property in need of some of refurbishment. Accommodation comprises entrance hall, cloakroom, lounge, dining room, kitchen, three bedrooms and bathroom. Outside there are gardens to front and rear.



## 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, stairs rising to first floor landing, door to inner hallway and doors to cloakroom and dining room.

## Cloakroom

Double glazed obscure window to the rear aspect, low level WC and wash hand basin.

## Lounge

13' 10" x 8' 5" ( 4.22m x 2.57m )  
Brick effect fireplace with surround and health, radiator and double glazed patio doors.

## Dining Room

11' 7" x 9' 5" ( 3.53m x 2.87m )  
Double glazed window to the rear aspect, walk in shelved cupboard and radiator, doors to kitchen and lounge.

## Kitchen

12' 4" max x 6' 7" ( 3.76m max x 2.01m )  
Fitted kitchen comprising wall and base units with work surfaces over, stainless steel sink and drainer unit, tiling to splashback areas, eye level electric oven and gas hob, space for fridge/ freezer, plumbing for washing machine, double glazed window to the rear aspect and double glazed door to the rear aspect leading to garden.

## First Floor Landing

Stairs rising from entrance hall, double glazed window to the rear aspect, wall mounted combi boiler, access to loft and doors to:

## Bedroom One

10' 1" min x 9' 7" ( 3.07m min x 2.92m )  
Double glazed window to the rear aspect, built in cupboard and radiator.

## Bedroom Two

10' 7" x 9' 8" ( 3.23m x 2.95m )  
Double glazed window to the front aspect and radiator.

## Bedroom Three

9' 4" x 7' 9" ( 2.84m x 2.36m )  
Double glazed window to the rear aspect and radiator.

## Bathroom

Four piece suite comprising shower with shower head over, bath with mixer tap over, wash hand basin, WC, partly tiled and obscure double glazed window to the front aspect.

## Externally

### Front

Open frontage mainly laid to lawn.

### Rear Garden

Mainly laid to lawn with paved patio area, brick built shed, additional shed, outside tap and fully enclosed with timber fencing with side gated access.



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## Prentice Court, Northampton

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- End terraced property
- In need of some refurbishment

Tenure: Freehold EPC Rating: D

guide price

**£120,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
NMS114633 - 0003

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