



McInnes Way, Raunds Wellingborough NN9 6SR

welcome to

McInnes Way, Raunds Wellingborough

William H Brown are pleased to bring to the market this large one bedroom semi-detached property situated close to the Town Centre and offers a driveway providing off street parking. You will find an entrance hall, kitchen, bathroom, lounge, conservatory and a large bedroom.



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 part glazed door to the side aspect, door to storage cupboard, radiator and doors leading too:

Lounge

20' x 11' 4" (6.10m x 3.45m)

Double glazed window to the rear aspect, electric fore with surround, radiator and double glazed patio doors to the rear aspect leading to conservatory.

Kitchen

9' 10" x 8' 9" (3.00m x 2.67m)

Fitted kitchen comprising wall and base units with worksurfaces over, stainless steel sink and drainer

unit with mixer tap over, tiling to splashback areas, electric oven with gas hob and extractor fan over, plumbing for dishwasher, plumbing for washing machine and double glazed window to the front aspect.

Conservatory

18' 4" x 7' 8" (5.59m x 2.34m)

Double glazed windows to the rear aspect, radiator and double glazed patio doors to the rear aspect leading to rear garden.

Bedroom One

16' 5" x 10' 10" (5.00m x 3.30m)

Double glazed window to the front aspect and radiator.

Bathroom

Suite comprising shower cubicle with shower head over, wash hand basin, low level WC, stainless steel heated towel rail, extractor fan, fully tiled and double glazed obscure window to the side aspect.

Externally

Front

Open frontage with off road parking, gravelled area with shrubs and enclosed with hedging.

Rear Garden

Mainly laid to law with established shrubs and patio area for seating.



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- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- No Onward Chain
- South Facing Garden

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

guide price

£135,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
RDS106494 - 0005

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.

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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