



Holmes Avenue, Raunds Wellingborough NN9 6SZ

welcome to

Holmes Avenue, Raunds Wellingborough

Situated at the end of a quiet cul-de-sac in the popular town of Raunds. This detached three-bedroom bungalow comes with a garage and parking for several cars, front and rear established gardens, a generous lounge, kitchen and recently refurbished bathroom. The property is being sold by the executor



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

'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

16' 2" x 14' 3" (4.93m x 4.34m)

Double glazed Bay window to the front aspect, brick style fire surround, coving to ceiling and radiator.

Kitchen

10' 4" x 9' 6" (3.15m x 2.90m)

Fitted kitchen comprising wall and base units with worksurfaces over, one and a half bowl stainless steel sink and drainer unit, space for oven with ceramic hob and cooker hood over, space for fridge/ freezer, plumbing for washing machine, wall mounted gas boiler, radiator, double glazed window to the rear aspect and stable style door to the rear aspect leading to rear garden.

Hallway

Door to airing cupboard with heater and shelving, access to loft space, radiator and doors leading to all rooms.

Bedroom One

12' 6" x 10' 11" (3.81m x 3.33m)

Double glazed window to the front aspect, wall mounted electric consumer unit and radiator.

Bedroom Two

9' 10" x 8' 1" (3.00m x 2.46m)

Double glazed window to the rear aspect and radiator.

Bedroom Three

9' 10" x 7' 2" (3.00m x 2.18m)

Double glazed window to the rear aspect and radiator.

Bathroom

Suite comprising walk in shower, vanity wash hand basin, low level WC, heated towel rail, extractor, fan, spotlights to ceiling and double glazed obscure window to the side aspect.

Externally

Front

Laid to gravel with established shrubs and tree.

Rear Garden

Laid to lawn with patio areas and shrubs.



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Holmes Avenue, Raunds Wellingborough

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

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

guide price

£225,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
RDS106549 - 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.

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