



Whitefield Way, Raunds Wellingborough NN9 6HF

welcome to

Whitefield Way, Raunds Wellingborough

We are pleased to offer to market this larger than average three bedroom semi-detached home situated on a quiet road within close proximity to the town centre and other amenities. The property is offered in good order throughout and benefits from generous accommodation.



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 double glazed door to the front aspect, stairs rising to first floor landing, door to under stairs cupboard, radiator and doors leading to:

Lounge

20' 8" x 12' 3" (6.30m x 3.73m)

Double glazed window to the rear aspect, radiator, coving to ceiling and double glazed sliding Patio doors to the rear aspect leading to rear garden.

Dining Room

14' 9" x 7' 7" (4.50m x 2.31m)

Double glazed window to the front aspect, coving to ceiling and radiator.

Kitchen

17' 4" x 9' (5.28m x 2.74m)

Fitted kitchen comprising wall and base units with worksurfaces over, one and a half bowl stainless steel sink and drainer unit, tiling to splashback areas, built in eye level electric double oven and induction hob with cooker hood over, plumbing for washing machine, space for fridge/ freezer, coving to ceiling, radiator, double glazed window to the front aspect and double glazed door to the side aspect leading to rear garden.

First Floor Landing

Stairs rising from entrance hall, access to loft space and doors leading to all rooms.

Bedroom One

12' 5" x 11' (3.78m x 3.35m)

Double glazed window to the front aspect, built in wardrobes, coving to ceiling and radiator.

Bedroom Two

11' x 9' 8" (3.35m x 2.95m)

Double glazed window to the rear aspect, coving to ceiling and radiator.

Bedroom Three

12' 1" x 6' 2" (3.68m x 1.88m)

Double glazed window to the front aspect and radiator.

Bathroom

Suite comprising bath with shower over and glass screen, wash hand basin, fully tiled and double glazed obscured window to the rear aspect.

Separate W/C

Low level WC.

Externally

Front

Open frontage mainly laid with gravel for easy maintenance providing off road parking.

Rear Garden

Mainly laid to lawn with shrub and tree borders fully enclosed with timber fencing.

Garage

Single garage to the rear aspect of the property.



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Whitefield Way, Raunds Wellingborough

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- UPVC double glazing
- Driveway providing off-road parking

Tenure: Freehold EPC Rating: D

Council Tax Band: B

guide price

£200,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
RDS106634 - 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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