



Ashfield Rise, Raunds Wellingborough NN9 6BY

welcome to

Ashfield Rise, Raunds Wellingborough

This Four-bedroom Semi-Detached home is situated in a desirable area of Raunds and offers driveway parking with a good level of accommodation on a good-sized plot. To the ground floor you will find an entrance hall with cloakroom, dining room, kitchen, and lounge to the 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 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 front aspect, stairs rising to first floor landing, radiator and doors leading to all rooms.

Cloakroom

Suite comprising corner wash hand basin, low level WC, tiling to splashback areas, radiator and double glazed obscured window to the front aspect.

Lounge

Double glazed sliding Patio doors to the rear aspect leading to rear garden, electric fire with tiled hearth and wooden mantle over, radiator and door leading

to dining room.

Dining Room

Full length double glazed window to the front aspect, radiator and door leading to kitchen.

Kitchen

Fitted kitchen comprising wall and base units with worksurfaces over, one and a half bowl stainless steel sink and drainer unit with mixer tap over, tiling to splashback areas, space for Range style cooker, space for fridge/ freezer, plumbing for dishwasher, plumbing for washing machine, double glazed window to the rear 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, radiator and doors leading all rooms.

Bedroom One

Double glazed window to the front aspect and radiator.

Bedroom Two

Double glazed window to the front aspect and radiator.

Bedroom Three

Double glazed window to the rear aspect and radiator.

Bedroom Four

Double glazed window to the rear aspect and radiator.

Bathroom

Suite comprising bath, pedestal wash hand basin, low level WC, heated towel rail, partly tiled, extractor fan, door to cupboard housing gas boiler and double glazed obscured window to the rear aspect.

Externally

Front

Large open frontage with grassed area enclosed with hedging and block paved driveway providing off road parking leading to garage.

Rear Garden

Large rear garden mainly laid to lawn fully enclosed with timber fencing and side gated access to the front aspect.

Garage

Up and over door with power and lightening connected.



view this property online williamhbrown.co.uk/Property/RDS106623



welcome to

Ashfield Rise, Raunds Wellingborough

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Semi-Detached home
- Large rear/enclosed garden

Tenure: Freehold EPC Rating: D

Council Tax Band: C

guide price

£240,000



view this property online williamhbrown.co.uk/Property/RDS106623

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.



Property Ref:
RDS106623 - 0004



Please note the marker reflects the postcode not the actual property

 william h brown



01933 626625



Raunds@williamhbrown.co.uk



57 Brook Street, Raunds, Northamptonshire,
NN9 6LL



williamhbrown.co.uk