



Gladstone Street, Desborough NN14 2QT

welcome to

Gladstone Street, Desborough

Offered via our Modern Method Of Sale, William H Brown are delighted to present this terraced home with loft conversion in Desborough. This property has four bedrooms and would make an ideal investment opportunity. The accommodation benefits from two reception rooms, one with wood burning stove.



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.

Lounge

13' 7" x 11' (4.14m x 3.35m)

Entered via double glazed door to the front aspect, radiator, deep skirting, double glazed window to the front aspect, marble fire place with electric fire, and meter cupboard.

Dining Room

11' 11" x 10' 8" (3.63m x 3.25m)

Sliding doors to the garden, fire place with wood burner, deep skirting and radiator.

Kitchen

Fitted kitchen comprising a range of matching wall and base units with work surfaces over, one and a half bowl ceramic sink and drainer, splash backs, electric oven and gas hob with cooker hood over, plumbing for dishwasher, space for fridge/freezer, double glazed window to the rear aspect, tiled flooring and double glazed door to the rear aspect.

Utility Room

7' 1" x 6' 2" (2.16m x 1.88m)

Two double glazed windows to the rear aspect, central heating boiler, plumbing for washing machine, under counter fridge, radiator and tiled flooring.

Bathroom

Double glazed obscure window to the rear aspect, WC, wash hand basin, double shower cubicle, tiled flooring and radiator.

First Floor Landing

Stairs rising from the ground floor, storage cupboard, door to stairs rising to the second floor, doors to the bedrooms and bathroom.

Bedroom One

13' 9" x 11' (4.19m x 3.35m)

Double glazed window to the front aspect and radiator.

Bedroom Two

11' 11" x 8' 3" (3.63m x 2.51m)

Double glazed window to the rear aspect and radiator.

Bedroom Three

9' 2" x 6' 2" (2.79m x 1.88m)

Double glazed window to the rear aspect and radiator.

Second Floor

Bedroom Four

13' 5" x 12' 5" (4.09m x 3.78m)

Stairs rising from the first floor, velux style window, storage cupboard and radiator.

Externally

Rear Garden

Mainly laid to lawn, block paved patio providing a seating area, brick outbuilding and gated side access.



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Gladstone Street, Desborough

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Terraced house
- Four bedrooms

Tenure: Freehold EPC Rating: D

Council Tax Band: A

guide price

£153,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
RWL107993 - 0002

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