



Lime Street, Rushden NN10 6DY

welcome to

Lime Street, Rushden

This Four bedroom Town House home offers a driveway with integrated garage. To the ground floor is, entrance hall, cloakroom, kitchen and dining room. On the first floor are the lounge, a bedroom and the family bathroom. On the second floor are Three further bedrooms one with en suite.



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 £300 inc VAT towards the preparation cost of the pack.

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 composite door to the side aspect, stairs rising to the first floor landing, radiator, doors to dining room, cloakroom, kitchen and garage.

Cloakroom

WC, wash hand basin, extractor fan, tiling and radiator.

Kitchen

11' 1" x 12' 5" (3.38m x 3.78m)
Fitted kitchen comprising a range of matching wall and base units with work surfaces over, one and a half bowl stainless steel sink and drainer, splash backs, electric oven and gas hob with cooker hood over, plumbing for washing machine, integrated dishwasher, integrated fridge, double glazed windows to the rear aspect, radiator and double glazed French doors to the rear aspect.

Dining Room

11' 2" x 10' 5" (3.40m x 3.17m)
Double glazed window to the front aspect, radiator and under stairs storage.

First Floor Landing

Double glazed window to the side aspect, stairs rising from the entrance hall, stairs rising to the second floor landing, radiator, doors to the lounge, bathroom and bedroom.

Lounge

20' 6" x 11' 9" (6.25m x 3.58m)
Two double glazed windows to the rear aspect, fireplace with electric fire, two radiators, telephone and television point.

Bedroom Two

11' 2" x 9' 11" (3.40m x 3.02m)
Double glazed window to the side aspect, double glazed French doors to the front aspect with Juliet Balcony and radiator.

Bathroom

Double glazed window to the front aspect, WC, wash hand basin, bath, extractor fan, shaver point, part tiling and radiator.

Second Floor Landing

Double glazed window to the side aspect, stairs rising from the first floor landing, airing cupboard, radiator, doors to bathroom and bedrooms.

Bedroom One

9' 11" x 12' (3.02m x 3.66m)
Double glazed window to the rear aspect, built in wardrobes, radiator and door to en suite.

En Suite

Double glazed obscure window to the rear aspect, WC, wash hand basin, shower cubicle, extractor fan, shaver point, part tiling and radiator.

Bedroom Three

11' 2" x 9' 10" (3.40m x 3.00m)
Double glazed window to the front aspect, built in wardrobes and radiator.

Bedroom Four

11' 4" x 12' 5" (3.45m x 3.78m)
Double glazed window to the front aspect, built in wardrobes, access to loft space and radiator.

Externally Front

Block paved driveway leading to the integrated garage.

Rear Garden

Fence enclosed with lawn area and patio providing a seating area.

Integrated Garage

Accessed via up and over door from the driveway, power and lighting connected and door leading to the garden.



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welcome to

Lime Street, Rushden

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- FOUR BEDROOMS
- TOWN HOUSE

Tenure: Freehold EPC Rating: C

guide price

£200,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
RSD109400 - 0009

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