



High Street, Irchester NN29 7AA

welcome to

High Street, Irchester

This Two bedroom End of Terrace home situated in a desirable area of Irchester comprises; ground floor, entrance hall, lounge, kitchen and utility. First floor are the Two bedrooms and the family bathroom. The rear garden is laid with lawn has a patio providing a seating area and gated access.



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 the first floor landing, storage cupboard, radiator and doors to all rooms.

Lounge

13' 1" x 11' 10" (3.99m x 3.61m)

Double glazed window to the front aspect, fireplace with gas fire and radiator.

Kitchen

13' x 8' 11" (3.96m x 2.72m)

Fitted kitchen comprising a range of matching wall and base units with work surfaces over, Butler ceramic sink, splash backs, space for a cooker, walk in larder, space for fridge/freezer, double glazed window to the rear aspect, radiator, central heating boiler and double glazed door to the rear aspect.

Utility Room

8' 11" x 6' 7" max (2.72m x 2.01m max)

Plumbing for a washing machine and double glazed door to the side aspect.

First Floor Landing

Double glazed window to the rear aspect, stairs rising from the entrance hall, access to loft space, doors to the bedrooms and bathroom.

Bedroom One

13' 1" x 11' 11" (3.99m x 3.63m)

Double glazed window to the front aspect and radiator.

Bedroom Two

13' 1" x 8' 10" (3.99m x 2.69m)

Double glazed window to the rear aspect, cupboard and radiator.

Bathroom

Double glazed window to the rear aspect, WC, wash hand basin, bath, full tiling and radiator.

Externally Front

Low wall, paved area and steps to the front door.

Rear Garden

Laid with lawn, mature borders, patio providing a seating area, shed and rear gate access.



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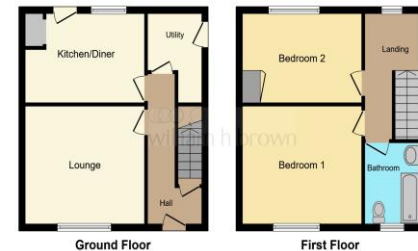
High Street, Irchester

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- END OF TERRACE
- TWO DOUBLE BEDROOMS

Tenure: Freehold EPC Rating: D

guide price

£140,000



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed. They cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection. Presented by www.fineandgood.com



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Property Ref:
RSD109653 - 0006

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