



**Tyne Way, RUSHDEN NN10 0GT**

***welcome to***

**Tyne Way, RUSHDEN**

William H Brown are pleased to bring to the market this Two bedroom Coach House situated in a desirable area of Rushden and offers a garage. The Coach House comprises; entrance hall, stairs to first floor landing, open plan lounge and kitchen, two bedrooms and bathroom. Externally there is a garage.



**\*\* OPEN HOUSE EVENT 17 May 12pm - 1pm\*\***

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Rushden is conveniently located for access to the A14/A45 and offers a short commute to mainline train stations to access London in around an hour. You'll also find yourselves close to some amazing countryside with Irchester Country Park and Stanwick Lakes a short drive away - very popular destinations for families, cyclists and walkers! If you're looking for a great place to have some fun and unwind with family or friends, Rushden Lakes offers a huge array of shops, bars, restaurants and leisure facilities and is only a short drive from the home.

Please call us now to arrange your viewing.

### **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**

### **First Floor Landing**

### **Open Plan**

### **Lounge / Kitchen**

18' x 11' 7" ( 5.49m x 3.53m )

### **Bedroom One**

10' 10" x 9' 2" ( 3.30m x 2.79m )

### **Bedroom Two**

9' 1" x 8' 5" ( 2.77m x 2.57m )

### **Bathroom**

### **Externally**

### **Garage**



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welcome to

## Tyne Way

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- \*\* OPEN HOUSE EVENT 17 May 12pm - 1pm\*\*
- TWO BEDROOMS

Tenure: Freehold EPC Rating: C

Council Tax Band: A

guide price

**£170,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
RSD109768 - 0005

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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