

Fenners Close, Rushden NN10 0JA



welcome to

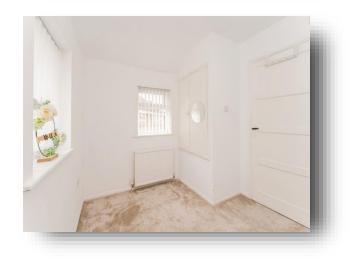
Fenners Close, Rushden

This Three bedroom Semi Detached home with off road parking comprises; to the ground floor, entrance hall, lounge, dining room, kitchen and utility room. First floor, Three bedrooms and bathroom. Externally the rear garden is laid with lawn has a patio 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, double glazed window to the side aspect, stairs rising to the first floor landing, under stairs storage cupboard, radiator and doors to all rooms.

Lounge

14' 9" x 11' 6" (4.50m x 3.51m) Double glazed window to the front aspect, fireplace with open fire, vertical radiator and new flooring.

Dining Area

8' 6" x 9' 8" (2.59m x 2.95m) Double glazed patio doors to the rear aspect and vertical radiator.

Kitchen

13' 3" x 10' 9" (4.04m x 3.28m)

Fitted kitchen with soft closure comprising a range of matching wall and base units with work surfaces over, sink and drainer, splash backs, electric oven and gas hob with cooker hood over, plumbing for washing machine, space for fridge/freezer, double glazed window to the rear aspect, radiator, central heating boiler and door to the utility.

Utility Room

11' 4" x 9' (3.45m x 2.74m) Double glazed window to the front aspect, a range of base units with work surfaces over, splash backs, tiled flooring, radiator and double glazed doors to the front and rear aspect.

First Floor Landing

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

Bedroom One

11' 6" x 12' 2" (3.51m x 3.71m) Double glazed window to the rear aspect, built in wardrobes and radiator.

Bedroom Two

15' x 8' 6" (4.57m x 2.59m) Double glazed window to the front aspect, built in wardrobes and radiator.

Bedroom Three

 $8^{\prime}\,$ x 9' 9" (2.44m x 2.97m) Double glazed windows to the front and side aspects and radiator.

Bathroom

Double glazed obscure window to the rear aspect, WC, wash hand basin, shower cubicle, full tiling and heated towel rail.

Externally

Front

Driveway providing off road parking for several cars, low brick wall with gated access, paved area to front door and the side and gated side access.

Rear Garden

Mainly laid to lawn, patio providing a seating area, flower beds, paved pathway, greenhouse, large shed with counter units, power and light connected.





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Fenners Close, Rushden

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- SEMI DETACHED
- THREE BEDROOMS

Tenure: Freehold EPC Rating: D Council Tax Band: B

guide price **£275,000**





view this property online williamhbrown.co.uk/Property/RSD109800

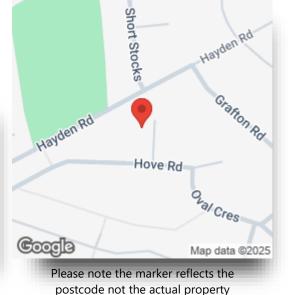


Property Ref: RSD109800 - 0003 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of 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.

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First Floor

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