



High Street South, Rushden NN10 0RA

welcome to

High Street South, Rushden

This Two bedroom Semi Detached home situated in Rushden. To the ground floor you will find; entrance hall, lounge, dining room and kitchen. On the first floor are the Two bedrooms and the family bathroom. Externally the rear garden has a patio providing a seating area and storage sheds.



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, under stairs storage cupboard, radiator and doors to all rooms.

Lounge

11' 6" x 10' 11" (3.51m x 3.33m)

Double glazed window to the front aspect, original feature fireplace and radiator.

Dining Room

14' x 10' 11" (4.27m x 3.33m)

Double glazed window to the rear aspect, feature fireplace, large storage cupboard and radiator.

Kitchen

7' 5" x 7' 5" (2.26m x 2.26m)

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

First Floor Landing

Stairs rising from the entrance hall, access to loft space, doors to the bedrooms and bathroom.

Bedroom One

11' x 8' 10" (3.35m x 2.69m)

Double glazed window to the rear aspect and radiator.

Bedroom Two

14' x 10' 11" (4.27m x 3.33m)

Double glazed window to the front aspect, walk in wardrobe with loft access and radiator.

Bathroom

Double glazed window to the rear aspect, WC, wash hand basin, bath with shower over, part tiling, central heating boiler and radiator.

Externally

Rear Garden

Patio providing a seating area and three sheds one brick built with plumbing



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High Street South, Rushden

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

Tenure: Freehold EPC Rating: Awaited

guide price

£175,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
RSD109793 - 0002

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