







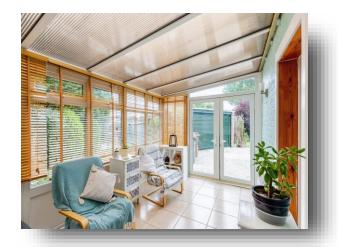


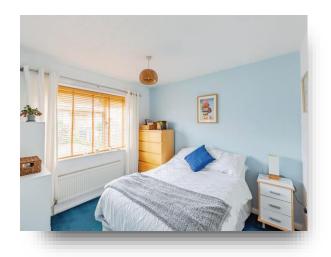
## welcome to

# **Chapmans Close, Irchester**

This Four bedroom Detached home a double garage. Comprises: ground floor, entrance hall, lounge, kitchen/diner and sun room. First floor, Four bedrooms and the family bathroom. Externally the rear garden is laid with lawn has a large patio, decking 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, jamsold 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 front aspect, stairs rising to the first floor landing, radiator and doors to all rooms.

#### Lounge

15' 10" x 10' 7" ( 4.83m x 3.23m )

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

#### Kitchen / Diner

16' 11" x 9' 9" ( 5.16m x 2.97m )

Fitted kitchen comprising a range of matching wall and base units with work surfaces over, ceramic sink and drainer, splash backs, electric double oven with microwave capability and gas hob with cooker hood over, plumbing for washing machine, integrated dishwasher, integrated fridge, two double glazed windows to the rear aspect, radiator, central heating boiler and double glazed door to the sun room.

#### **Sun Room**

15' 9" x 8' 7" ( 4.80m x 2.62m )

UPVC construction, double glazed windows to the rear and side aspects, tiled flooring, electric heater and double glazed French doors to the rear aspect.

## **First Floor Landing**

Double glazed window to the side aspect, stairs rising from the entrance hall, doors to the bedrooms and bathroom.

#### **Bedroom One**

10' 5" x 9' 1" ( 3.17m x 2.77m )

Double glazed window to the front aspect and radiator.

#### **Bedroom Two**

10' 4" x 8' 8" ( 3.15m x 2.64m )

Double glazed window to the rear aspect, built in wardrobes and radiator.

#### **Bedroom Three**

10' 8" x 6' 4" ( 3.25m x 1.93m )

Double glazed window to the side aspect, access to loft space and radiator.

#### **Bedroom Four**

7' 5" x 7' 4" ( 2.26m x 2.24m )

Double glazed window to the front aspect and radiator.

#### **Bathroom**

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

## **Externally**

### Front Rear Garden

Lawn area, large patio, decking providing a seating area, mature planting, gated side access and private side garden.

## Garage

Double garage.





## welcome to

# **Chapmans Close, Irchester**

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- NO ONWARD CHAIN
- DETACHED FOUR BEDROOM

Tenure: Freehold EPC Rating: D

Council Tax Band: C

## guide price

# £320,000









Please note the marker reflects the postcode not the actual property

# view this property online williamhbrown.co.uk/Property/RSD109809



Property Ref: RSD109809 - 0002 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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