



**Chapmans Close, Irchester NN29 7EQ**



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## **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, 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 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.



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## **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

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Property Ref:  
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**william h brown**



**01933 410717**



[Rushden@williamhbrown.co.uk](mailto:Rushden@williamhbrown.co.uk)



52 High Street, Rushden, Northamptonshire,  
NN10 0PJ



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