



Ashby Drive, Rushden NN10 9HH

welcome to

Ashby Drive, Rushden

This Three bedroom Semi Detached home with driveway and double garage comprises: ground floor; entrance hall, lounge/diner, conservatory and kitchen. First floor; Three bedrooms and family bathroom. Rear garden; low maintenance, has a patio providing a seating area and small greenhouse.



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, electric heater and doors to all rooms.

Lounge / Diner

23' 11" x 13' (7.29m x 3.96m)

Double glazed window to the front aspect, double glazed patio doors to the rear aspect, under stairs storage cupboard and two radiators.

Kitchen

9' 5" x 8' 1" (2.87m x 2.46m)

Fitted kitchen comprising a range of matching wall and base units with work surfaces over, one and a half bowl sink and drainer, splash backs, cooker point, plumbing for washing machine, space for fridge/freezer, double glazed window to the rear aspect, fully tiled, central heating boiler and door to the rear.

Conservatory

14' 9" x 9' 2" (4.50m x 2.79m)

UPVC construction, double glazed windows to the rear and side aspects, fitted blinds and double glazed patio doors to the rear.

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

9' 10" x 9' 1" (3.00m x 2.77m)

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

Bedroom Two

11' 8" x 7' 9" (3.56m x 2.36m)

Double glazed window to the front aspect and radiator.

Bedroom Three

8' 9" x 8' (2.67m x 2.44m)

Double glazed window to the front aspect, fitted cupboard over the stairs and radiator.

Shower Room

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

Externally

Front

Driveway providing off road parking for several cars and gravel area.

Rear Garden

Double garage, large paved area, gravel area, outside water tap and small greenhouse.

Double Garage

Accessed via up and over door, power and lighting connected and window to the side aspect.



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Ashby Drive, 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: Awaited
Council Tax Band: B

guide price

£270,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
RSD109838 - 0002

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