



Barker Close, Rushden NN10 0EJ

welcome to

Barker Close, Rushden

This Two bedroom Semi Detached Bungalow with garage comprises; ground floor, entrance porch, entrance hall, study, lounge, kitchen/diner and conservatory. First floor, Two bedrooms and the shower room. The rear garden is laid with lawn has a patio 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 Porch

Entered via double glazed door to the front aspect, storage and a door in to the entrance hall.

Entrance Hall

Entered via door to the front aspect, stairs rising to the first floor landing, under stairs storage cupboard, radiator and doors to all rooms.

Study

Double glazed window to the front aspect and radiator.

Lounge

Double glazed patio doors to the conservatory, fireplace with electric fire, wall lights and vertical radiator.

Kitchen

Fitted kitchen comprising a range of matching wall and base units with work surfaces over, stainless steel sink and drainer, splash backs, space for cooker, plumbing for washing machine and dishwasher, space for fridge/freezer, double glazed window to the side and rear aspect and radiator.

Conservatory

UPVC construction, double glazed windows to the rear and side aspects, radiator and double glazed French doors to the side aspect.

First Floor Landing

Stairs, with stair lift, rising from the entrance hall, airing cupboard, doors to the bedrooms and shower room.

Bedroom One

Double glazed window to the front aspect, walk in wardrobe, built in cupboard and radiator.

Bedroom Two

Double glazed window to the rear aspect, walk in wardrobe and radiator.

Shower Room

Double glazed window to the rear aspect, WC, wash hand basin with vanity unit, shower cubicle, access to loft space, full tiling and heated towel rail.

Externally

Front

Driveway providing off road parking for several cars.

Rear Garden

Mainly laid to lawn, patio providing a seating area, awning, mature planting, greenhouse, outside water tap and gated side access.

Agents Note:

The sale of this property is subject to receipt of Grant of Probate. Please obtain an update from the branch with regards to the potential timeframes involved.



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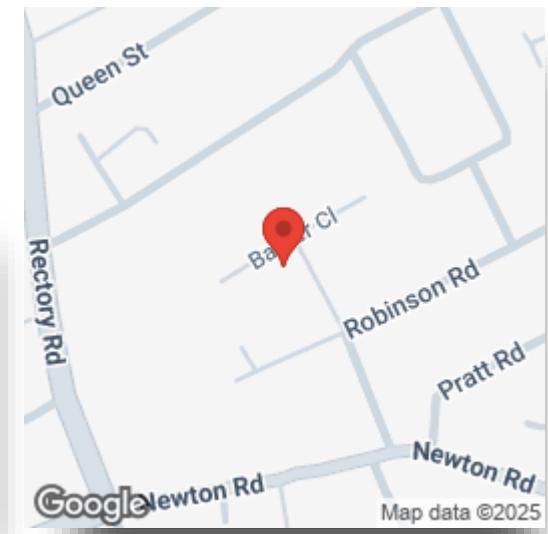
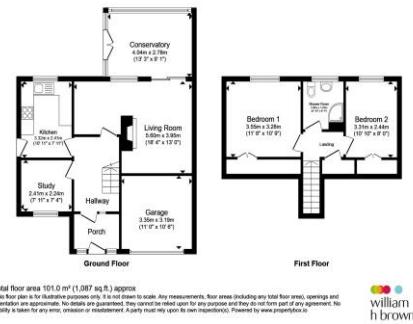
- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- SEMI DETACHED
- OFF ROAD PARKING

Tenure: Freehold EPC Rating: D

Council Tax Band: B

guide price

£260,000



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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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