



Allens Hill, Bozeat NN29 7LW

welcome to

Allens Hill, Bozeat

****For sale by Modern method of Auction**** is this large period two bedroom semi detached property. Full modernisation is required and great potential for improvement is offered to the successful bidder. The property is located on the edge of a highly desirable village and access via the A509.



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 £300 inc VAT towards the preparation cost of the pack.

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.

Entered Via:

Door to:

Entrance Hall

Electric heater, stairs to first floor landing.

Lounge

15' 4" into bay x 10' 10" max (4.67m into bay x 3.30m max)

Bay window to front, tiled fireplace.

Dining Room

11' 8" x 11' 4" max (3.56m x 3.45m max)

Window to rear, fireplace, understairs cupboard.

Parlour

11' 4" x 7' 6" (3.45m x 2.29m)

Original cast iron "oven", quarry tiled floor, window to side.

Kitchen

10' 10" x 10' 10" (3.30m x 3.30m)

A comparatively modern extension with sink and drainer unit, fitted cupboards and tiled floor. Double glazed windows to side and rear.

Utility Room

23' x 5' 7" plus recess (7.01m x 1.70m plus recess)

With doors to front and rear of property, sink and drainer unit, understairs cupboard.

First Floor Landing

Loft access, built-in cupboard.

Bedroom One

14' 4" max x 10' 2" (4.37m max x 3.10m)

Window to front.

Bedroom Two

11' 8" x 8' 9" (3.56m x 2.67m)

Window to rear.

Bathroom

WC, wash hand basin, bath with "electric" shower over, tiled surrounds, towel rail, electric heater, cupboard with hot water cylinder, window to side.

Outside

Front Garden

Hard standing to the front of the property.

Rear Garden

There is a small enclosed garden to the rear.



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welcome to

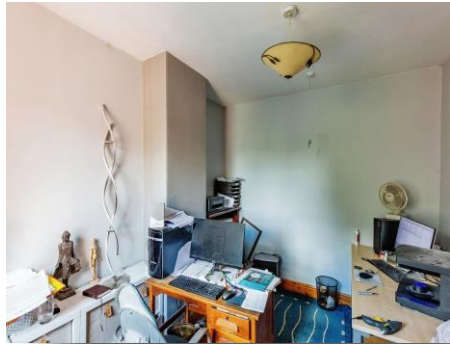
Allens Hill, Bozeat

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- For sale by Modern Method of Auction
- A period two bedroom semi detached property

Tenure: Freehold EPC Rating: F

guide price

£190,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
WBR113367 - 0005

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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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