



Vardon Close, Wellingborough NN8 5PH

welcome to

Vardon Close, Wellingborough

A rare opportunity to purchase a five bedroom detached property in the popular Gleneagles development, in need of some modernisation and updating. The Property consists of cloakroom, lounge, dining room, study, kitchen (16 ft), master bedroom with en-suite, four further bedrooms, bathroom.



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.

Storm Porch

Entrance Hall

Part frosted double glazed door to front, stairs rising to first floor landing, radiator, built-in under stairs storage cupboard, wood laminate flooring.

Cloakroom

Frosted double glazed window to front, wall mounted wash hand basin, low level WC, tiled splash backs, radiator.

Lounge

13' x 15' 11" (3.96m x 4.85m)

Double glazed window to rear, feature fireplace, wood laminate flooring, coving to ceiling, radiator, arch to.

Dining Room

12' 2" x 8' 3" (3.71m x 2.51m)

Double glazed window and French door to rear, dado rail, coving to ceiling, wood laminate flooring, radiator.

Kitchen

16' x 12' 4" narrowing to 9'10 (4.88m x 3.76m narrowing to 9'10)

Two double glazed windows to front, double glazed window to side. Kitchen comprising double bowl single drainer stainless steel sink unit inset to work surface, base and wall storage units, extractor hood, plumbing for washing machine and dish washer, tiled splash backs, coving to ceiling, radiator.

Study

9' 9" x 6' 9" (2.97m x 2.06m)

Double glazed window to rear, radiator, coving to ceiling.

First Floor Landing

Double glazed window to front, hatch to loft, built-in airing cupboard housing hot water cylinder.

Bedroom One

11' x 9' 11" (3.35m x 3.02m)

Double glazed window to rear, radiator.

En-Suite

Frosted double glazed window to side, vanity unit with wash hand basin, low level WC, built-in shower cubicle, radiator, tiled splash backs and floor.

Bedroom Two

10' 1" x 8' 4" (3.07m x 2.54m)

Double glazed window to rear, radiator.

Bedroom Three

8' 11" x 8' 5" (2.72m x 2.57m)

Double glazed window to front, radiator.

Bedroom Four

10' 3" x 6' 9" (3.12m x 2.06m)

Double glazed window to rear, radiator.

Bedroom Five

11' 10" x 6' 10" (3.61m x 2.08m)

Double glazed window to front, radiator.

Bathroom

Frosted double glazed window to front, panelled bath, vanity unit with wash hand basin, low level WC, tiled splash backs and floor, radiator, extractor fan.

Outside

Rear Garden

Enclosed, paved patio area with raised lawned area, garden mainly laid to lawn, mature shrubs and trees, garden shed.

Garage

16' 7" x 8' 9" (5.05m x 2.67m)

Up and over door to front, rear pedestrian access door, eaves storage, wall mounted boiler, light and power connected.



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- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Auction
- Three reception rooms

Tenure: Freehold EPC Rating: C
Council Tax Band: E

guide price

£324,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
WBR113631 - 0002

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