



Edwards Drive, Wellingborough NN8 3JJ

welcome to

Edwards Drive, Wellingborough

For sale by Modern Method of Auction is this versatile chalet style semi detached property. The accommodation provides either two or three bedrooms (depending on the number of reception rooms), attic space workshop/hobby room, a very large rear garden and a single garage with off road parking.



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.

Entered Via:

Double glazed door with sidelights to:

Entrance Hall

Stairs rising to first floor landing, radiator, coat cupboard.

Cloakroom

WC, double glazed window to side.

Bathroom

Wash hand basin, bath, tiled walls, radiator, double glazed window to side.

Lounge

Double glazed "picture" window to rear, radiator, fireplace with gas fire.

Dining Room/Bedroom Three

Double glazed window to front, radiator, built-in storage/wardrobe.

Kitchen

Fitted base and eye level units with work surface over, stainless steel sink and drainer unit, tiled surrounds, space for white goods, shelved pantry, cupboard with central heating boiler, radiator, double glazed window to rear, double glazed door to side.

First Floor Landing

Radiator.

Bedroom One

Double glazed window to front, radiator, built-in wardrobes and eaves storage.

Bedroom Two

Double glazed window to rear, doorway and walk through to:

Hobby Room/Work Area

Power and light connected, with access to additional "walk-in" storage area.

Outside

Front Garden

Cul-de-sac location with a large lawn area at the front, double length drive leads to a single integral garage, gated side access.

Rear Garden

Fence enclosed to include a full width paved patio and a large area of lawn, ample space for shed/greenhouse etc.

Garage

Power and light connected.



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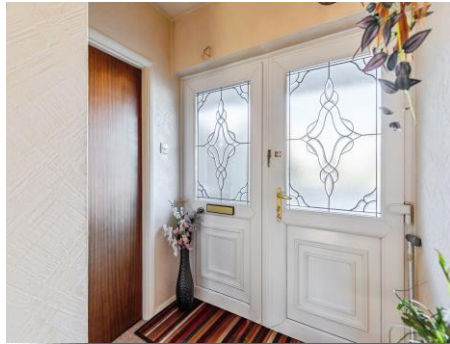
- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- For sale by Modern Method of Auction
- Two/three bedroom "chalet" style semi detached property

Tenure: Freehold EPC Rating: D

Council Tax Band: C

guide price

£200,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
WBR114094 - 0004

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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