



Alfred Street, Irchester NN29 7DR

welcome to

Alfred Street, Irchester

A deceptive three bedroom mature semi detached benefiting from two reception rooms, three bedrooms, off road parking, detached garage, brick built out house and WC, generous rear garden, double glazing and radiator central heating.



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 to:

Entrance Hall

Radiator, stairs to first floor landing.

Lounge

Double glazed window to front, radiator, built-in cupboards and shelves to either side of chimney breast, feature fireplace.

Dining Room

Double glazed window to rear, radiator.

Kitchen

Fitted base and eye level units with work surface over, sink an drainer, space for white goods, tiled surrounds, radiator, under stairs pantry, double glazed window to rear, glazed door at side to outside.

First Floor Landing

Radiator, double glazed window to side, loft access.

Bedroom One

Two double glazed windows to front, radiator, built-in wardrobes and overhead storage.

Bedroom Two

Double glazed window to rear, radiator.

Bedroom Three

Double glazed window to rear, built-in shelved cupboard, built in airing cupboard with central heating boiler.

Shower Room

WC, wash hand basin, shower area, tiled walls, radiator, double glazed window to side.

Outside

Front Garden

Retaining hedge at the front with stocked borders, single drive leads to a "sectional" single garage, gate to a covered side access to the rear garden.

Rear Garden

A large rear garden with paved path and a very good size lawn with borders, brick built "shed" with outside WC.



view this property online williamhbrown.co.uk/Property/WBR114123



welcome to

Alfred Street, Irchester

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Mature three bedroom semi detached
- Double glazed and gas radiator heating

Tenure: Freehold EPC Rating: Awaiting

Council Tax Band: B

guide price

£189,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/WBR114123



Property Ref:
WBR114123 - 0002

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.



william h brown



01933 276622



wellingborough@williamhbrown.co.uk



5 Sheep Street, WELLINGBOROUGH,
Northamptonshire, NN8 1BL



williamhbrown.co.uk