



27 Bedale Road, Wellingborough NN8 4ER By Auction £170,000

Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £170,000

Offered for sale is this three bedroom mid-terrace family home in a desirable area of Wellingborough. The property comprises of entrance hall, lounge/dining room, kitchen, downstairs wc, landing, two double bedrooms and a single bedroom, plus family bathroom. Benefits are Upvc double glazing, gas radiator central heating and is newly decorated throughout. The property is close to town centre. The council tax band is A and the EPC is C.

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'. This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website. Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction. In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in

- On Line Auction
- Three Bedrooms
- UPVC Double Glazing
- Immediate 'exchange of contracts' Available
- Downstairs WC
- Gas Radiator Central Heating
- Mid-Terraced House
- Front and Rear Garden
- Newly Fitted Kitchen

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Legal Pack

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

Additional comments

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

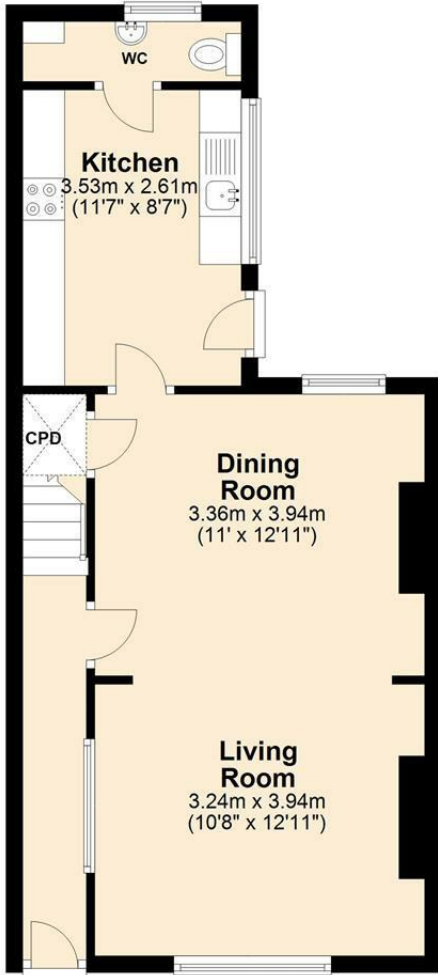
Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.





Ground Floor

Approx. 43.6 sq. metres (469.8 sq. feet)

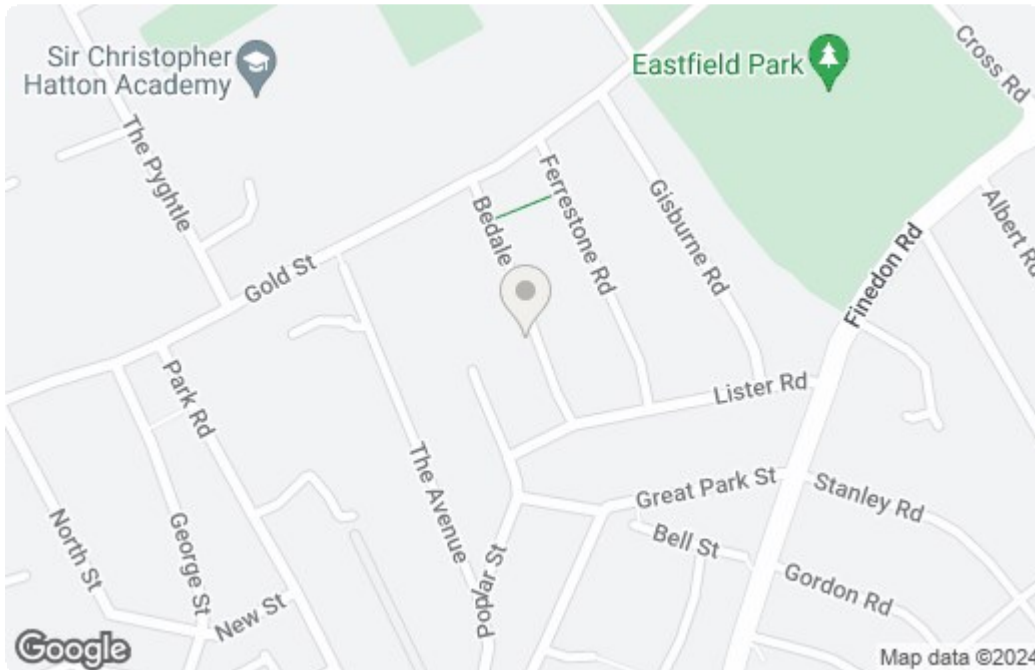


First Floor

Approx. 42.9 sq. metres (462.0 sq. feet)



Total area: approx. 86.6 sq. metres (931.8 sq. feet)



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Target	Current	Target
88	71	A	
<small>Very energy efficient - lower running costs</small> <small>(85-91) A</small> <small>(81-84) B</small> <small>(69-80) C</small> <small>(55-68) D</small> <small>(39-54) E</small> <small>(21-38) F</small> <small>(1-20) G</small>		<small>Very environmentally friendly - lower CO₂ emissions</small> <small>(81-84) A</small> <small>(69-80) B</small> <small>(55-68) C</small> <small>(39-54) D</small> <small>(21-38) E</small> <small>(1-20) F</small> <small>(1-20) G</small>	
<small>EU Directive</small>		<small>EU Directive</small>	

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