

for sale

guide price **£260,000**



Stoke Road Blisworth Northampton NN7 3BZ

A Period semi-detached cottage situated close to the heart of this picturesque Northamptonshire village, With two/three bedrooms, conservatory, gated driveway and garden, this is a rarely available opportunity to buy a character property in this location in need of some updating.

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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.

Entrance Hall

Door to side elevation, stairs rising to the first floor and further doors leading off to living room, bedroom two and family bathroom.

Living Room

17' 11" x 9' 11" (5.46m x 3.02m)

Leaded window to the front elevation, feature fireplace, wall mounted radiator and wall lights. Door opening to kitchen.

Bedroom Two

12' x 9' 6" (3.66m x 2.90m)

Leaded window to front elevation and wall mounted radiator.

Kitchen / Dining Room

13' 7" x 11' 9" (4.14m x 3.58m)

Glazed windows to the side and rear elevation. Space for range cooker and washing machine, cupboard space, work surfaces, butler sink with mixer tap. Wall mounted radiator and space for dining table. Quarry tiled floor. Door to conservatory.



Store

12' x 12' (3.66m x 3.66m)

Brick wall construction, two doors to the side elevation and fireplace.

Family Bathroom

Glazed window to the side elevation, roll top stand alone bath, low level flush wc and pedestal wash hand basin unit.

Conservatory

Dwarf brick wall and UPVC construction. French doors opening to the garden.

Home Office

11' 1" x 6' 1" (3.38m x 1.85m)

Glazed windows to the front, rear and side elevation. Stairs rising from entrance hall. Eaves storage space, some restricted head height and door to bedroom one.

Bedroom One

11' 1" x 10' (3.38m x 3.05m)

Glazed windows to the front and rear elevation, eaves storage space and some restricted head height.

Garden

Gated access to the garden, driveway and laid to lawn. Fully enclosed, raised area for hot tub, patio area which is ideal for entertaining and mature shrubs and plants.

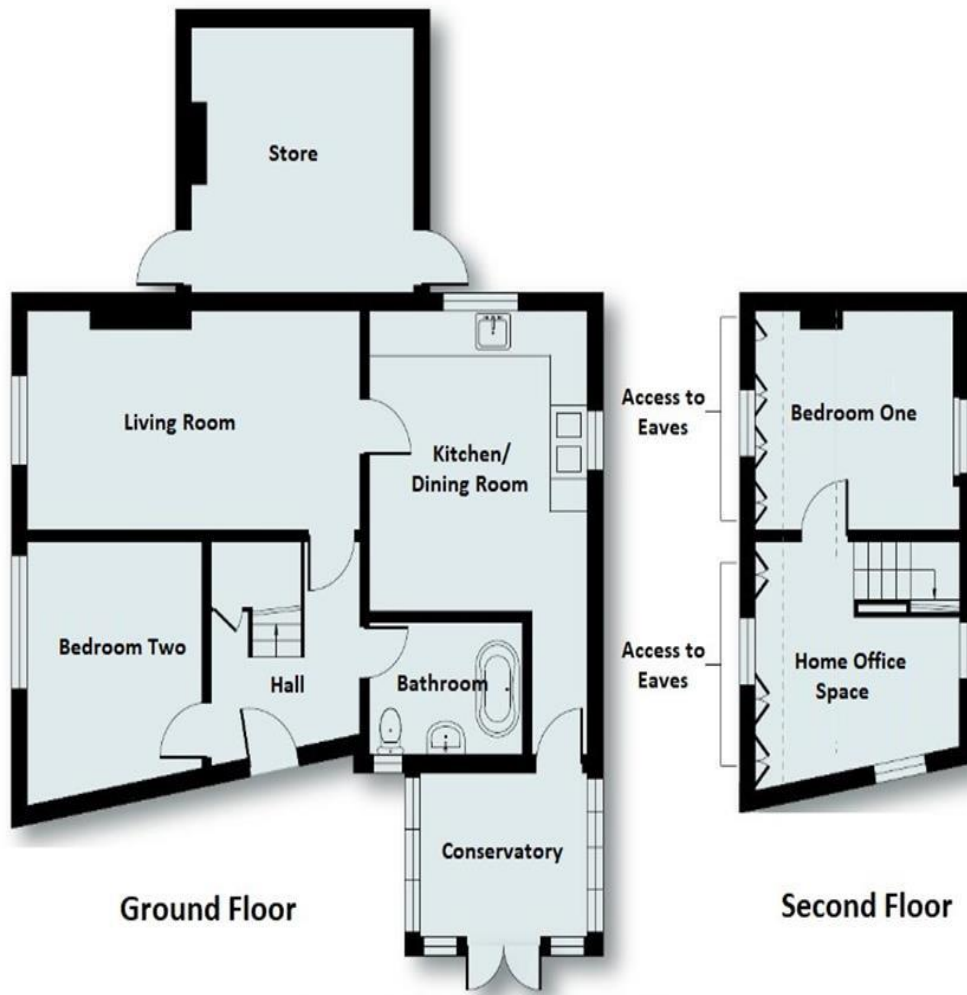
Courtyard

Fully enclosed and laid to gravel. spiral staircase leading to roof top veranda (subject to relevant safety checks).

Council Tax Band

D.





To view this property please contact Connells on

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11 Tudor Court Wootton Hope Drive Wootton
 NORTHAMPTON NN4 6FF

Property Ref: WFL407478 - 0003

Tenure: Freehold

EPC Rating: E

view this property online connells.co.uk/Property/WFL407478



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 will be 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, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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