

for sale

guide price **£250,000**



Water Lane Wootton Northampton NN4 6HG

Connells are pleased to offer to the market, with NO UPWARD CHAIN, this delightful two bedroom end of terrace cottage ideally situated in the desirable South Northants village of Wootton. Viewing of this character property and viewing is highly advised to fully appreciate.

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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 the side elevation with further doors leading to the living/dining room, kitchen and utility cupboard. Mock beams to ceiling, wall mounted radiator, tiled floor and stairs rising to the first floor landing.

Cloaks/ Utility Cupboard

Originally the downstairs cloakroom, and now used as a cloaks/utility cupboard with plumbing for washing machine, space for a tumble dryer and further space for an upright fridge/freezer.

Living/ Dining Room

13' 4" x 12' 9" (4.06m x 3.89m)

UPVC double glazed window to front elevation. Brick built fireplace with quarry tiled hearth and wood burning stove. Mock beams to ceiling, up lighters and wall mounted radiator.

Kitchen

9' 10" x 7' 7" (3.00m x 2.31m)

Fitted with a range of base and wall level units, with wine rack and display shelving. Sink and drainer with mixer tap over, set into work surfaces and tiled to splash back areas. Integrated



appliances comprise single electric oven and gas hob with cooker hood over. Plumbing for dishwasher, and space for under counter fridge/freezer. Ceramic tiled floor, wall mounted radiator, mock beams to ceiling, UPVC double glazed window to the side elevation and UPVC double glazed French doors leading out to the paved courtyard.

First Floor Landing

Stairs rise from the entrance hall. Doors lead off to two double bedrooms and the family shower room. Airing cupboard housing the gas boiler, wall mounted radiator, mock beams to ceiling, access to the loft space and UPVC double glazed window to the side elevation.

Master Bedroom

13' 11" x 8' 11" (4.24m x 2.72m)

UPVC double glazed window to the front elevation. Wall mounted radiator, mock beams to ceiling and feature cast iron fireplace.

Bedroom Two

13' 11" x 8' (4.24m x 2.44m)

UPVC double glazed window to the front elevation. Wall mounted radiator and mock beams to ceiling.

Family Shower Room

Three piece suite comprising shower cubicle, pedestal wash hand basin and low level flush w.c with tiling to splash back areas. Chrome heated towel rail, extractor fan. mock beams to ceiling and UPVC opaque double glazed window to the rear elevation.

Outside

Rear Garden

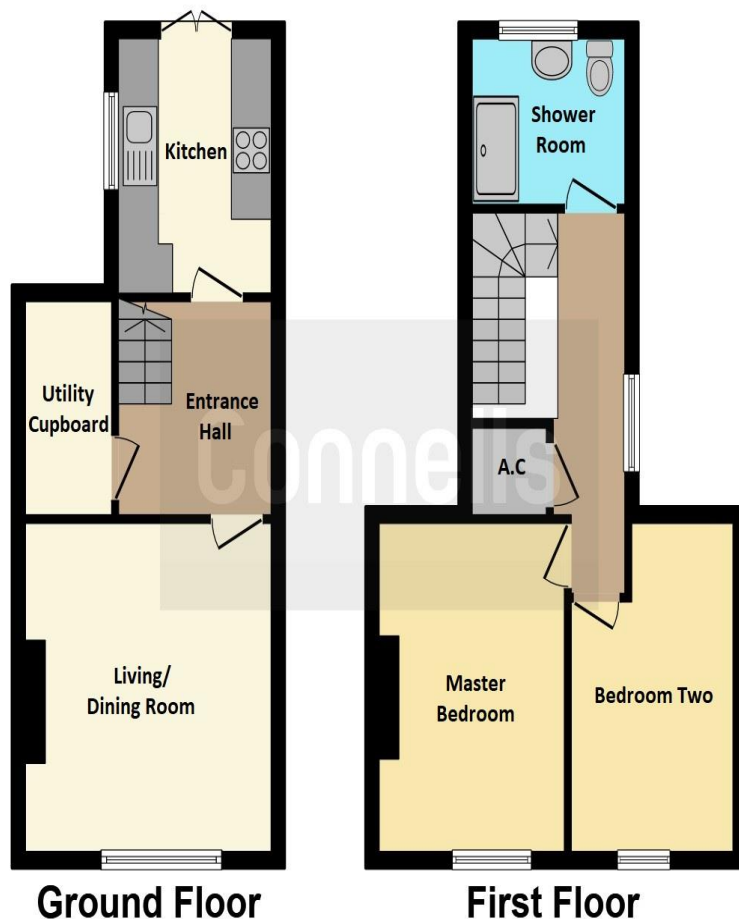
Paved courtyard with steps leading to a large westerly facing lawned garden, with decking area which is ideal for outside dining, and summer house which could be used as an external work from home office. Retaining hedging and brick wall, and gated access to the side.

Council Tax Band

B







This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Property Ref: WFL407628 - 0005

Tenure: Freehold

EPC Rating: D

view this property online connells.co.uk/Property/WFL407628

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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