

for sale

guide price **£550,000**



## West End Silverstone Towcester NN12 8UY

A stunning three bedroom, detached bungalow located in Silverstone, This property, has lots to offer and must be seen to be fully appreciated.



# West End Silverstone Towcester NN12 8UY

## 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.

## Entrance Hall

Door to front elevation with complimentary windows on both sides. Two wall mounted radiators, storage cupboard, and doors leading off to kitchen, living room, three bedrooms and bathroom. Coving to the ceiling.

## Living Room

Two single glazed windows, one to the rear and one to the side elevation. Patio door to the rear aspect and further door connecting to kitchen. Beams to the ceiling, freestanding wood-burning stove, and wall mounted radiator.

## Kitchen

Fitted with a range of wall and base level units. Sink and drainer set beneath the work surface with a swan neck mixer tap over, and tiling to splashback areas. Integrated appliances comprising an electric oven and electric hob with a cooker hood over. Space for fridge freezer. Wall mounted radiator, single glazed window to the front elevation and connecting door to utility room.





## Utility Room

Single glazed window to the front elevation, boiler and plumbing for washing machine and tumble dryer. Wall mounted cupboard.

## Bedroom One

Two single glazed windows, one to the side, and one to the rear elevation. Built in wardrobes and wall mounted radiator.

## Bedroom Two

Single glazed window to the side elevation, fitted wardrobe and wall mounted radiator.

## Bedroom Three

Single glazed window to the front elevation, and wall mounted radiator.

## Family Bathroom

Suite comprising a walk in bath with shower attachment, low level flush w.c and wash hand basin with storage underneath. Wall mounted radiator, extractor fan and double glazed window to the side elevation. Party tiled.

## Outside

### Front Garden

Mainly laid to lawn and pathway leading to the driveway with access to the garage.

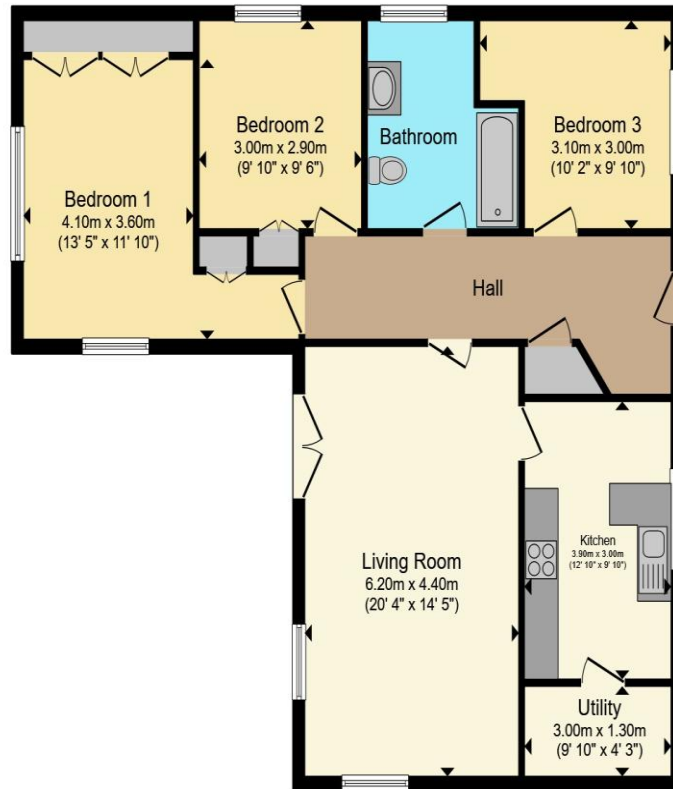
### Rear Garden

Extended laid lawn with trees to the rear. Paved patio area ideal for entertaining.

### Garage

Double garage with power and light connected.





Total floor area 94.2 m<sup>2</sup> (1,013 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)

**Connells**

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Property Ref: WFL408390 - 0003

Tenure:Freehold EPC Rating: Awaiting

Council Tax Band: D

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