



Manor Farm Road, Raunds, Wellingborough
Guide Price £170,000 Freehold

**Sharman
Quinney**

Key Features



- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- NO ONWARD CHAIN
- Two/Three BEDROOMS

For sale by 'Modern Method of Auction' is this Two /Three bedroom mid terrace cottage. The property requires renovation and modernisation throughout and would be a perfect project. The property offers two good size bedrooms, a large lounge, kitchen with utility and a dining room. There is a first-floor shower room, part double glazing and central heating. There is off street parking for two vehicles.

The property will require renovation and modernisation throughout and would be a perfect project. The property offers two doubles and a small single room, a large lounge, kitchen with utility and a dining room. There is a first-floor shower room, part double glazing and central heating.

Raunds is conveniently located for access to the A14/A45 and offers a short commute to mainline train stations to access London in around an hour. You'll also find yourselves close to some amazing countryside with



Irchester Country Park and Stanwick Lakes a short drive away - very popular destinations for families, cyclists and walkers! If you're looking for a great place to have some fun and unwind with family or friends, Rushden Lakes offers a huge array of shops, bars, restaurants and leisure facilities and is only a short drive from the home.

Entrance Porch

Lounge 14' 6" max x 12' (4.42m max x 3.66m)

Dining Room 12' 7" x 7' 9" (3.84m x 2.36m)

Kitchen 8' 6" x 7' 2" (2.59m x 2.18m)

Additional Kitchen / Utility 9' x 8' 6" (2.74m x 2.59m)

Bedroom One 11' 9" max x 9' 4" (3.58m max x 2.84m)

Bedroom Two 10' 4" x 8' 4" max (3.15m x 2.54m max)

Bed 3 Nursery Room/ Dressing Room / Study 9' 5" x 4' 5" (2.87m x 1.35m)

First Floor Family Shower Room

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).





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

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 towards the preparation 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.

To view this property call Sharman Quinney on:
01832 735589

Selling your property?

Contact us to arrange a **FREE** home valuation.

 01832 735589

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1: These particulars do not constitute part or all of an offer or contract. 2: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 3: Potential buyers are advised to recheck the measurements before committing to any expense. 4: Sharman Quinney has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5: Sharman Quinney has not sought to verify the legal title of the property and buyers must obtain verification from their legal representative. 6: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask your co-operation in order that there will be no delay in agreeing the sale. Ref: THR103653 - 0002

