

for sale

guide price **£240,000**



## Brashland Drive NORTHAMPTON NN4 0SS

An immaculately presented two/three bedroom semi detached home offering versatile accommodation situated in a popular East Hunsbury location. With a downstairs shower room and annex space, driveway, modern kitchen and low maintenance gardens.

# Brashland Drive NORTHAMPTON NN4 0SS

## 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 the front elevation. Further doors leading off to annex bedroom, living/ dining room and kitchen.

## Living/ Dining Room

Double glazed window and door to the rear elevation. Stairs rising to first floor landing. Wall mounted radiator.

## Kitchen

Modern kitchen fitted with a range of wall and base level units. One and a half bowl sink and drainer set into worksurfaces. Integrated appliances comprising a double electric oven, induction hob and cooker hood over. Central heating boiler. Double glazed window to the front elevation.

## Annex Bedroom

Double glazed window and door to the front elevation. Further doors to annex shower room and annex living space.



## Annex Living Space

Double glazed French doors opening to rear garden, and double glazed window to the side elevation.

## Annex Shower Room

Suite comprising a shower cubicle, low level flush w.c and wash hand basin. Tiled.

## First Floor Landing

Stairs rising from living/ dining room. Doors leading off to two bedrooms and family bathroom. Airing cupboard.

## Bedroom One

Double glazed window to the rear elevation, fitted wardrobes and wall mounted radiator.

## Bedroom Two

Double glazed window to the front elevation and wall mounted radiator.

## Family Bathroom

Suite comprising a bath with mixer taps and shower attachment over, low level flush w.c and wash hand basin. Opaque double glazed window to the front elevation and wall mounted radiator.

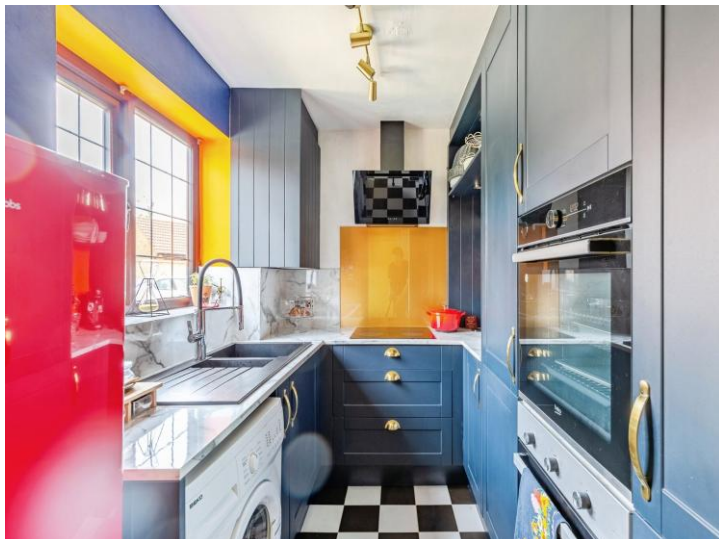
## Outside

### Front Garden

Lawn and gravel area, with some planted shrubs. Driveway offering off road parking space and path leading to front door.

### Rear Garden

Fully enclosed, low maintenance garden with some planted shrubs and trees. Patio area which is ideal for entertaining.





Total floor area 73.5 m<sup>2</sup> (791 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)



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Property Ref: WFL408683 - 0004

Tenure:Freehold EPC Rating: D

Council Tax Band: B

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