



Connells

Harvey Close
Raunds Wellingborough



Property Description

*** This three bedroom detached home is well presented throughout and benefits from two reception rooms and kitchen, ground floor cloakroom, first floor bathroom and en-suite to bedroom one. In addition, this property has an enclosed rear garden, garage and driveway!

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.

Cloakroom

Lounge

Double glazed window to front elevation, electric fire and two radiators.

Dining Room

Double glazed French doors to rear elevation and radiator.

Kitchen

Double glazed door to side elevation and double glazed window to rear elevation. Fitted with a range of wall and base units with work surfaces over and stainless steel sink drainer with tiling to water sensitive areas, Double oven, microwave and hob with extractor fan over. Boiler and storage cupboard.

First Floor Landing

Storage cupboard and loft access.

Bedroom One

En-Suite

Shower, low level wc and vanity wash hand basin with ladder style radiator and full tiling.

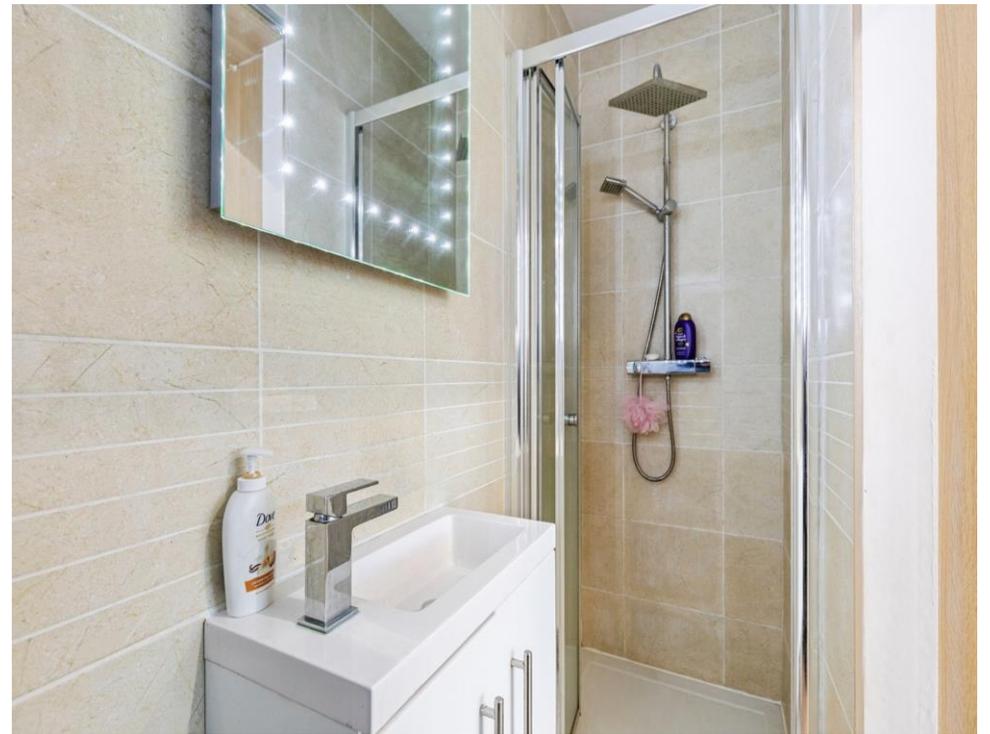
Bedroom Two

Bedroom Three

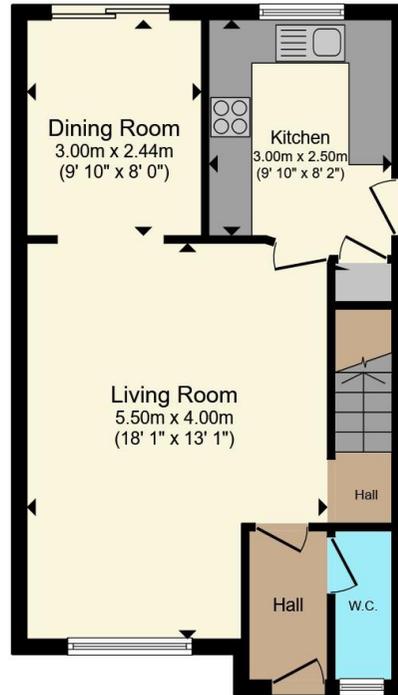
Bathroom

Double glazed window to front elevation. Bath with shower over, low level wc and wash hand basin with full tiling and ladder style radiator.

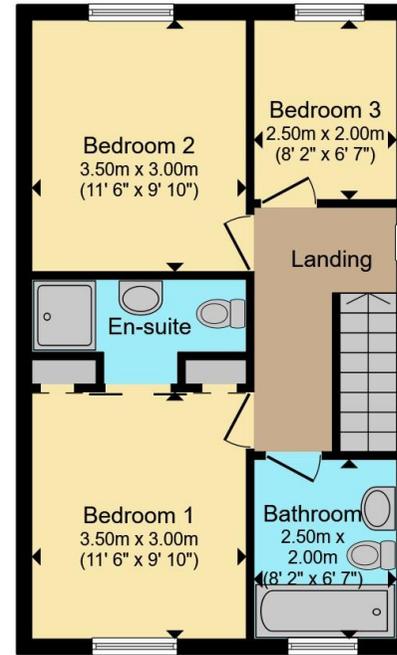








Ground Floor



First Floor

Total floor area 88.8 m² (956 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



To view this property please contact Connells on

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66 High Street
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EPC Rating: D Council Tax
 Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/RDN405943



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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