



Connells

Grafton Road  
Rushden



### Property Description

\*\*\* Versatile accommodation across two floors as well as generous outbuilding/s. This two/three bedroom/reception home (dependant on use) also benefits from front and rear gardens, carport and workshop as well as off street parking... Call CONNELLS now to arrange your viewing!! \*\*\*

### 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 side elevation, storage cupboard and radiator.

## Lounge

16' 6" x 11' 11" ( 5.03m x 3.63m )

Double glazed window to front elevation, log burner and radiator.

## Breakfast/Dining Room

9' 5" x 7' 6" ( 2.87m x 2.29m )

Stairs rising to first floor and radiator.

## Kitchen

11' 3" x 9' 9" ( 3.43m x 2.97m )

Double glazed door and windows 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. Electric oven and hob and integrated fridge. Space for under counter freezer and washing machine.

## Bedroom Two

12' 1" x 10' 11" ( 3.68m x 3.33m )

Double glazed French doors to rear elevation and radiator.

## Bedroom Three/Study

8' 6" x 5' 8" ( 2.59m x 1.73m )

Double glazed bay window to front elevation and radiator.

## Wet Room

Double glazed window to rear elevation. Shower, low level wc and wash hand basin with tiling to water sensitive areas and radiator.

## Bedroom One (First Floor)

21' 6" Max x 11' 7" Max ( 6.55m Max x 3.53m Max )

Double glazed window to rear elevation, built in and eaves storage and radiator.









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](http://www.focalagent.com)

To view this property please contact Connells on

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66 High Street  
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EPC Rating: E Council Tax  
 Band: B

Tenure: Freehold

**view this property online [connells.co.uk/Property/RDN405950](http://connells.co.uk/Property/RDN405950)**



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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