



Birchall Road, Rushden NN10 9RQ

welcome to

Birchall Road, Rushden

A collection of three tastefully designed one-bedroom apartments on Birchall Road, Rushden. An ideal investment opportunity, perfectly positioned close to local schools, shops, and transport links. Offered with modern finishes throughout and excellent rental potential.



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.

Flat One

Open Plan Living And Kitchen Living Area

Entered via a double glazed door to the front aspect, two double glazed windows to the front aspect, two double glazed windows to the side aspect, door to the bedroom and two radiators.

Kitchen Area

Fitted kitchen comprising a range of matching wall and base units with work surfaces over, stainless steel sink and drainer, splash backs, oven and hob with cooker hood over, plumbing for washing machine, space for fridge/freezer, double glazed window to the side aspect and double glazed door to the rear aspect.

Bedroom

Double glazed window to the side aspect, radiator and door to the en suite.

En Suite

Double glazed obscure window to the rear aspect, WC, wash hand basin, bath with shower over, extractor fan, part tiling and heated towel rail.

Flat Two

First Floor Landing

Entered via double glazed door to the side aspect, stairs rising to the first floor landing, double glazed window to the side aspect, storage cupboard and doors to all rooms.

Open Plan Living And Kitchen Living Area

Two double glazed windows to the front and side aspect, two radiators and door to storage cupboard.

Kitchen Area

Fitted kitchen comprising a range of matching wall and base units with work surfaces over, stainless steel sink and drainer, splash backs, oven and hob with cooker hood over, plumbing for washing machine, space for fridge/freezer and double glazed window to the front aspect.

Bedroom

Two double glazed windows to the side and rear aspects and radiator.

Bathroom

Double glazed obscure window to the rear aspect, WC, wash hand basin with vanity unit, bath with shower over, extractor fan, part tiling and heated towel rail.

Flat Three

Entrance Hall

Entered via double glazed door to the front aspect, doors to living/kitchen room and bedroom.

Open Plan Living And Kitchen Living Area

Double glazed window to the side aspect and radiator.

Kitchen Area

Fitted kitchen comprising a range of matching wall and base units with work surfaces over, stainless steel sink and drainer, splash backs, oven and hob with cooker hood over, plumbing for washing machine, space for fridge/freezer, two double glazed windows to the rear aspect and double glazed door to the rear aspect.

Bedroom

Double glazed window to the side aspect, double glazed door to the side aspect, radiator and door to the en suite.

En Suite

Double glazed obscure window to the side aspect, WC, wash hand basin with vanity unit, bath with shower over, extractor fan, part tiling and heated towel rail.



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Birchall Road, Rushden

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Three, One Bedroom Apartments
- No Chain

Tenure: Freehold EPC Rating: C

Council Tax Band: A

guide price

£400,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
RSD110147 - 0003

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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

 **william h brown**



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