



**Jubilee Street, Irthlingborough Wellingborough NN9 5RL**

**welcome to**

## **Jubilee Street, Irthlingborough Wellingborough**

A two bedroom mid terraced property boasting a en-suite to master bedroom, modern kitchen. downstairs bathroom, double glazing, gas radiator central heating, conservatory and spacious lounge/diner.

AGENTS NOTE: The seller has had the roof overhauled. Please contact the agent for further details

### **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**

Entered via double glazed door to the front aspect leading to lounge area and radiator.

### **Lounge**

Double glazed obscured door to the front aspect, double glazed bay window to the front aspect, feature brick fireplace and radiator.

### **Dining Room**

Double glazed window to the rear aspect, feature brick fireplace, stairs rising to first floor landing and radiator.

### **Kitchen**

Kitchen comprising wall and base units with worksurfaces over, stainless steel sink unit and drainer inset to worksurfaces, built in oven with hob and cooker hood over, plumbing for washing machine, tiling to splash back areas, door and window to the side aspect.

### **Downstairs Bathroom**

Double glazed obscured window to the side and rear aspect, suite comprising bath with shower and screen over, wash hand basin, low level WC, heated towel rail and tiling to splash back areas.

### **Conservatory**

Timber frame with double glazed French doors to the rear aspect and tiled flooring.





### **Bedroom Two**

Double glazed window to the front aspect over storage built in wardrobe, two shelves chimney recess and hatch to loft space.

### **Bedroom One**

Double glazed window to the rear aspect, two shelved chimney recess and radiator.

### **En-Suite**

Double glazed obscured window to the rear aspect, suite comprising built in shower, wash hand basin, low level WC, built in airing cupboard, HSE boiler, tiling to splash back areas and heated towel rail.

### **Externally**

#### **Front**

Courtyard style frontage

#### **Rear Garden**

Enclose, paved patio area, floral borders, step up to garden shed, further raised floral bed, outside tap and share access across garden.

#### **Parking**

Off road parking



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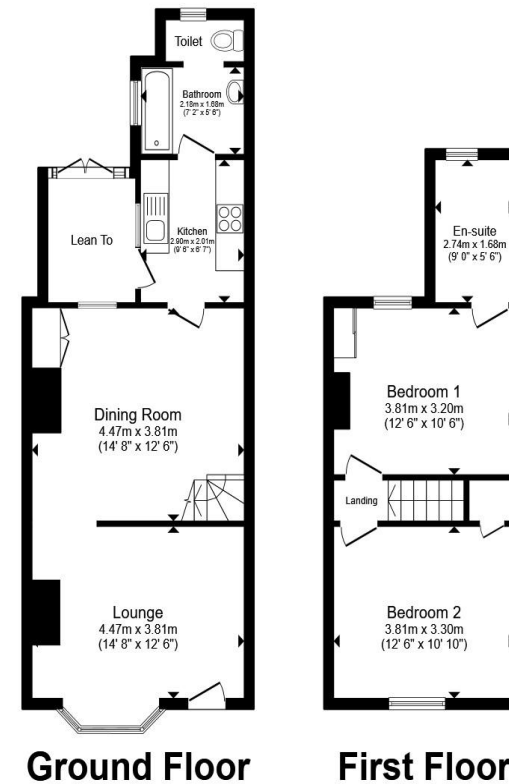
- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Spacious mid terraced family home
- Modern kitchen/ bathroom

Tenure: Freehold EPC Rating: C

Council Tax Band: A

guide price

**£160,000**



Total floor area 84.2 m<sup>2</sup> (906 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:  
WBR114296 - 0010

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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