



Woodlands Road, Irchester Wellingborough NN29 7BW

welcome to

Woodlands Road, Irchester Wellingborough

This Three bedroom Semi Detached home comprises; ground floor, entrance hall, cloakroom, lounge, dining room, second lounge, conservatory, kitchen and utility room. First floor, Three bedrooms and bathroom. Externally the garden has artificial lawn, a patio and shed.



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 door to the front aspect, stairs rising to the first floor landing, radiator and doors to all rooms.

Cloakroom

Double glazed obscure window to the rear aspect, WC, wash hand basin, tiling and radiator.

Lounge

12' 9" x 12' 5" (3.89m x 3.78m)
Double glazed bay window to the front aspect and radiator.

Dining Room

10' 1" x 9' (3.07m x 2.74m)
Double glazed patio doors to the conservatory and radiator.

Second Reception

18' 3" x 7' 2" (5.56m x 2.18m)
Double glazed window to the front aspect, door to the front aspect, tiled flooring, built in cupboards and radiator.

Kitchen

9' 11" x 9' 7" (3.02m x 2.92m)
Fitted kitchen comprising a range of matching wall and base units with work surfaces over, stainless steel sink and drainer, splash backs, electric oven, microwave and gas hob with cooker hood over, space for fridge/freezer, double glazed window to the rear aspect, radiator, tiled flooring and door to the utility.

Utility Room

12' 8" x 7' 6" (3.86m x 2.29m)
Double glazed window to the rear aspect, plumbing for washing machine, tiled flooring, radiator and part double glazed door to the side aspect.

Conservatory

9' x 8' 9" (2.74m x 2.67m)
Double glazed windows to the rear and side aspects, tiled flooring, radiator and double glazed door to the side aspect.

First Floor Landing

Double glazed window to the side aspect, stairs rising from the entrance hall, airing cupboard, access to converted loft space, doors to the bedrooms and bathroom.

Bedroom One

12' 5" x 10' 1" (3.78m x 3.07m)
Double glazed window to the front aspect and radiator.

Bedroom Two

12' 5" x 10' 1" (3.78m x 3.07m)
Double glazed window to the rear aspect and radiator.

Bedroom Three

9' x 8' 10" (2.74m x 2.69m)
Double glazed window to the front aspect and radiator.

Bathroom

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

Externally

Front

Wall with shrub borders and block paved driveway providing off road parking.

Rear Garden

Laid with artificial grass, mature borders, patio providing a seating area and garden shed.



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welcome to
**Woodlands Road, Irchester
Wellingborough**

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- NO ONWARD CHAIN
- SEMI DETACHED

Tenure: Freehold EPC Rating: C

Council Tax Band: C

guide price

£250,000



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Property Ref:
RSD110083 - 0002

Please note the marker reflects the
postcode not the actual property

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