



**Thornton Road, Northampton NN2 6LS**



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## **Thornton Road, Northampton**

William H Brown are pleased to bring to market this wonderful three bedroom terrace property, over three floors, which comes chain free.

### **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 UPVC door to the front aspect, stairs rising to first floor landing, radiator and doors leading to:

### **Cloakroom**

Suite comprising wash hand basin and low level WC.

### **Lounge/ Diner Area**

23' 3" x 10' 6" ( 7.09m x 3.20m )  
Double glazed Bay window to the front aspect, modern electric fireplace, radiator and double glazed double doors to the rear aspect leading to kitchen.

### **Kitchen**

17' 9" x 14' 6" ( 5.41m x 4.42m )  
Fitted kitchen comprising wall and base units with worksurfaces over, stainless steel sink and drainer unit with mixer tap over, tiling to splashback areas, integrated electric oven





### **First Floor Landing**

Stairs rising from entrance hall, double glazed window to the front aspect, stairs rising to second floor landing, radiator and doors leading to all rooms.

### **Bedroom Two**

11' 5" x 10' 7" ( 3.48m x 3.23m )  
Double glazed Bay window to the front aspect and radiator.

### **Bedroom Three**

12' 1" x 10' 3" ( 3.68m x 3.12m )  
Double glazed window to the rear aspect, door to built in wardrobe, door to cupboard housing boiler and radiator.

### **Bathroom**

Suite comprising shower cubicle with mains shower over, vanity wash hand basin, low level WC, fully tiled and double glazed obscured window to the rear aspect.

### **Second Floor Landing**

Stairs rising from first floor landing and door leading to bedroom one.

### **Bedroom One**

13' 1" x 10' 5" ( 3.99m x 3.17m )  
Four Velux skylights, spotlights to ceiling and radiator.



### **Externally**

#### **Front**

Small frontage fully enclosed with dwarf brick walling.

#### **Rear Garden**

Mainly laid to lawn and fully enclosed with timber fencing.



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## Thornton Road, Northampton

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Chain Free
- Three Bedrooms

Tenure: Freehold EPC Rating: D  
Council Tax Band: B

guide price

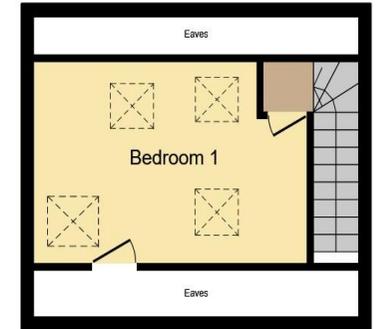
**£225,000**



Ground Floor



First Floor



Second Floor

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)

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Property Ref:  
KIN109126 - 0006

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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.

  
william h brown



**01604 719461**



NorthamptonNorth@williamhbrown.co.uk



74 Kingsley Park Terrace, Kingsley,  
NORTHAMPTON, Northamptonshire, NN2 7HH



**williamhbrown.co.uk**