Connells

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for sale

guide price **£200,000**

Cross Waters Close Wootton Northampton NN4 6AL

Tucked away at the end of a cul-de-sac, this two-bedroom semi-detached home offers excellent potential for first-time buyers or investors.

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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 front elevation. Radiator. Door to lounge. Stairs rising to first floor landing.

Lounge

UPVC double glazed window to the front elevation. Radiator. Door to kitchen/ diner.

Kitchen/ Diner

Fitted with a range of wall and base level units. Sink and drainer set beneath the work surface with tiling to splashback areas. Space for washing machine. Double glazed, wooden window to the rear elevation. Door to the rear garden.

First Floor Landing

Double glazed, wooden window to the side elevation. Stairs rising

from entrance hall. Doors to two bedrooms and bathroom.

Bedroom One

UPVC double glazed window to the front elevation. Airing cupboard. Triple wardrobes. Radiator.

Bedroom Two

Double glazed, wooden window to the rear elevation. Radiator.

Bathroom

Suite comprising bath with shower attachment, low level flush w.c and vanity wash hand basin. Tiling to splashback areas. Opaque window to the side elevation.

Outside

Front Garden

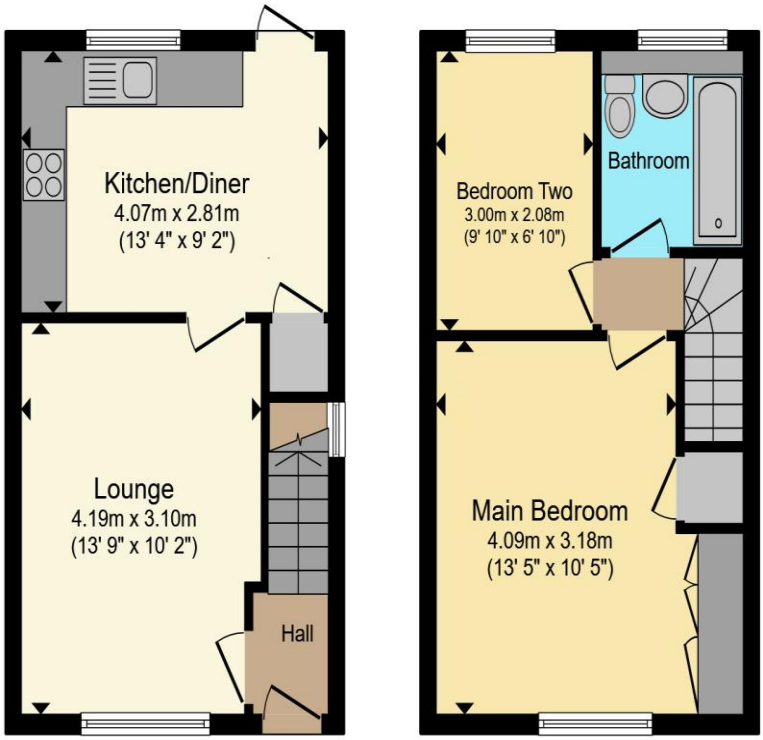
Mainly laid to lawn. Path leading to front door. Shrubs and trees. Gated access to the rear garden.

Rear Garden

Mainly laid to lawn. Patio area ideal for entertaining. Shrubs. Retaining timber fencing. Gated access to the front of the property.

Driveway

Paved driveway providing off road parking space.



Total floor area 57.7 m² (622 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

To view this property please contact Connells on

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NORTHAMPTON NN4 6FF

Property Ref: WFL408718 - 0006

Tenure:Freehold EPC Rating: D

Council Tax Band: B

view this property online
connells.co.uk/Property/WFL408718

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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