





Duke Street, Wellingborough NN8 2HL

william h brown

welcome to

Duke Street, Wellingborough

An ideal opportunity for first time buyers or investors. This three bedroom semi detached is in need of updating, but boasts two spacious reception rooms, three generous bedrooms, off road parking and 24 ft garage.

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 Porch
Part frosted double glazed door to front.

Entrance Hall
Frosted double glazed door to front, frosted double glazed window to side, stairs rising to first floor landing, radiator, meter cupboard, under stairs storage cupboard.

Lounge
Double glazed window to rear, serving hatch, radiator, wood laminate flooring

Dining Room
Double glazed bay window to front, feature fireplace, radiator, wood laminate flooring.

Kitchen
Double glazed window to rear. Kitchen comprising single drainer stainless steel sink unit inset to work surface, base and wall mounted storage units, wood laminate flooring, radiator, tiled splash backs, built-in under stairs storage cupboard.

First Floor
Landing
Hatch to loft space, frosted double glazed window to side, built-in storage cupboard

Bedroom One
Double glazed window to rear, radiator.

Bedroom Two
Double glazed window to front, radiator.

Bedroom Three
Double glazed window to front, radiator.









Wet Room
Frosted double glazed window to rear. Fitted shower, pedestal wash hand basin, low level WC, tiled splash backs, radiator.

Outside
Front Garden
Flower beds with small retaining wall.

Rear Garden
Enclosed, laid mainly to lawn with further vegetable plot, patio area.

Parking
Block paved drive.

Garage
Double glazed window to rear, double glazed door to front, up and over door to front, part glazed door to rear, plumbing for washing machine, light and power connected

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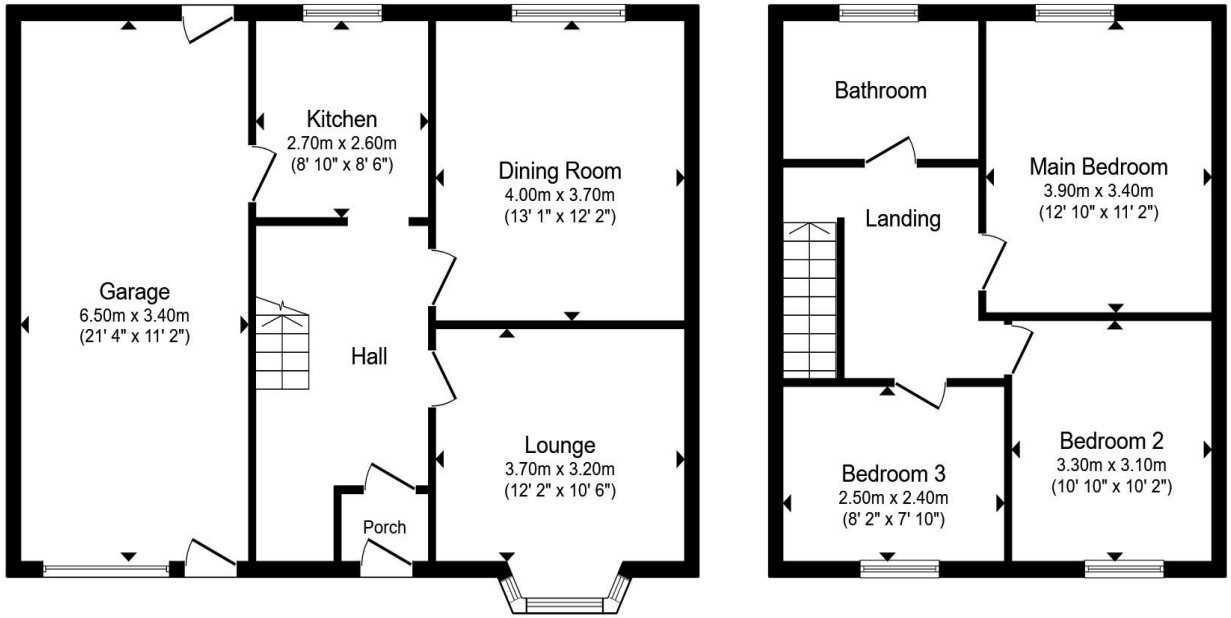
Duke Street, Wellingborough

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Two spacious reception rooms
- Three generous bedrooms

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

guide price

£180,000



Total floor area 122.3 m² (1,316 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

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The Property Ombudsman

Property Ref:
WBR114676 - 0002

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