



Edinburgh Road, Wellingborough NN8 2HN

welcome to

Edinburgh Road, Wellingborough

For sale by modern method of auction in this exceptional three bedroom semi detached home. This property has been lovingly maintained over the years and includes large lounge area, a spacious open plan kitchen/dinning room with appliances.



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, stairs rising to first floor landing and storage cupboard.

Lounge

Double glazed bay window to the front aspect, built in shelving and coving to ceiling.

Kitchen

Open plan kitchen with fitted wall and base units, stainless steel sink and drainer unit, single oven with induction hob and cooker hood over, fitted fridge/freezer, spot lights to ceiling and double glazed door leading to conservatory.

Conservatory

Double glazed windows to the rear aspect and double glazed patio doors leading out to the garden.

Outbuilding Utility Room

Double glazed window to the front aspect, plumbing for washing machine, plumbing for small freezer and base storage units with worksurfaces over.

Cloakroom

Double glazed window to the side aspect, low level WC, wash hand basin and tiling to splash back areas.

First Floor Landing

Double glazed window to the side aspect, loft access and door leading to all rooms and bathroom.

Bedroom One

Double glazed window to the rear aspect, built in wardrobes with dressing table, built in wall storage and coving to ceiling.

Bedroom Two

Double glazed window to the front aspect and radiator.

Bedroom Three

Double glazed window to the front aspect, coving to ceiling and radiator.

Bathroom

Double glazed window to the rear aspect, walk in shower with glass screen over, low level WC, wash hand basin and tiling to splash back areas.

Externally Front

Mainly laid to lawn with paved driveway, and double glazed obscured door giving access to inside to hall way to utility room and cloakroom

Rear Garden

Mainly laid to lawn with paved area, seating area

with pagola over and fully enclosed with fencing.

Rear Outbuilding

A spacious summer house located at the rear of the garden.



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- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Three bedroom semi detached property with conservatory
- Offered with no upward chain

Tenure: Freehold EPC Rating: D

Council Tax Band: B

guide price

£230,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
WBR114096 - 0014

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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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



01933 276622



wellingborough@williamhbrown.co.uk



5 Sheep Street, WELLINGBOROUGH,
Northamptonshire, NN8 1BL



williamhbrown.co.uk