

for sale

guide price **£150,000**



Baker Street Northampton NN2 6DJ

Offered to the market with NO UPWARD CHAIN is this three bedroom mid-terrace home ideally located for easy access to Northampton Train Station and Northampton Town Centre. Viewing is highly advised to fully appreciate.



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Auctioneer's Comments

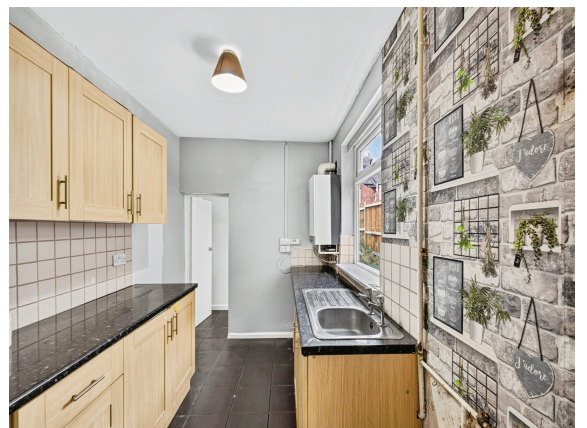
This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, 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 the front elevation. Further door opens to the living/dining room, wall mounted radiator and stairs rising to the first floor landing.

Living/ Dining Room

Double glazed window to the front elevation and double glazed door to the rear elevation providing access to the rear garden. Wall mounted radiators, coving to ceiling and space for lounge suite and dining table and chairs. Connecting door to the kitchen.

Kitchen

Fitted kitchen with a range of wall and base level units. Stainless steel sink and drainer set into work surfaces and tiled to splash back areas. Space for free standing cooker and plumbing for washing machine. double glazed window to the side elevation and doors leading off to the cellar and inner lobby.

Inner Lobby

Connecting door to the family bathroom.

Family Bathroom

Three piece white suite comprising bath with shower mixer tap, low level flush w.c and pedestal washy hand basin. Extractor fan, wall mounted radiator and tiling to splash back areas and floor. Double glazed opaque window to the rear elevation.

First Floor Landing

Stairs rise from the entrance hall. Doors lead off to three bedrooms.

Bedroom One

Double glazed window to the front elevation and wall mounted radiator.

Bedroom Two

Double glazed window to the rear elevation and wall mounted radiator.

Bedroom Three

Double glazed window to the rear elevation and wall mounted radiator.

Outside

Rear Garden

Courtyard style rear garden with retaining fencing and wall.

Agents Notes

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Council Tax Band

A





Total floor area 90.7 m² (976 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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To view this property please contact Connells on

T 01604 716 655
E kingsthorpe@connells.co.uk

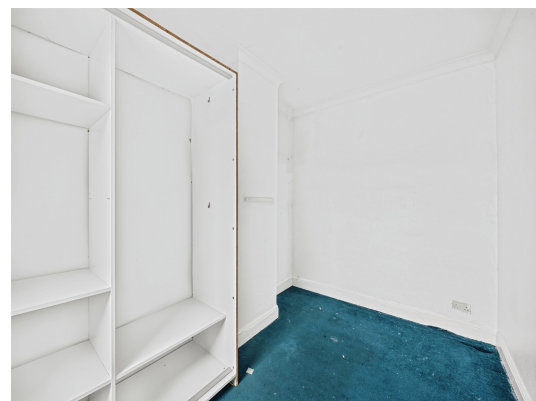
87 Harborough Road KINGSTHORPE
NORTHAMPTON NN2 7SL

Property Ref: KTP408410 - 0003

Tenure:Freehold EPC Rating: Awaited

Council Tax Band: A

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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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