



East Street, Stanwick Wellingborough NN9 6PX

welcome to

East Street, Stanwick Wellingborough

We're pleased to bring to market this wonderful, chain free family home in the desirable location of Stanwick. Over three floor, this wonderful home has three bedrooms, family bathroom, and comes chain free. Viewings are highly recommended.



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 to the rear aspect, under stairs storage cupboard, radiator and doors to all rooms.

Lounge

Double glazed window to the rear aspect, fireplace with open fire and radiator.

Kitchen

Fitted kitchen comprising a range of matching wall and base units with work surfaces over, one and a half bowl sink and drainer, splash backs, space for cooker with extractor hood over, plumbing for washing machine, double glazed window to the front aspect, stairs rising to the first floor landing, radiator and central heating boiler.

First Floor Landing

Double glazed window to the front aspect, stairs rising from the kitchen, stairs rising to the second floor landing, doors to bedrooms and bathroom.

Bedroom Two

Double glazed window to the rear aspect, feature fireplace and radiator.

Bedroom Three

Double glazed window to the front aspect and radiator.

Bathroom

Double glazed obscure window to the rear aspect, WC, wash hand basin, shower cubicle, bath with mixer taps, full tiling and radiator.

Second Floor Landing

Stairs rising from the first floor landing and door to bedroom.

Bedroom One

Double glazed window to the rear aspect, vellux window to the front aspect and radiator.

Externally

Rear Garden

Block paved patio, brick raised bed with steps leading to a grass area, planted beds, stepping stones leading to the rear of the garden, steps to a raised patio providing a seating area and access to a block built shed.



view this property online williamhbrown.co.uk/Property/RDS106709



welcome to

East Street, Stanwick Wellingborough

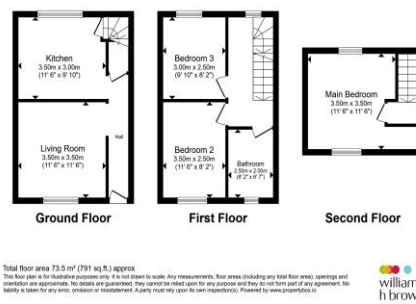
- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- SOLD VIA MODERN METHOD OF AUCTION
- CHAIN FREE

Tenure: Freehold EPC Rating: C

Council Tax Band: A

guide price

£245,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/RDS106709



Property Ref:
RDS106709 - 0002

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 626625



Raunds@williamhbrown.co.uk



57 Brook Street, Raunds, Northamptonshire,
NN9 6LL



williamhbrown.co.uk