



Connells

Milton Street North
Northampton



Property Description

Connells are pleased to bring to the market this well-presented two-bedroom semi-detached bungalow, perfectly positioned in the established and popular residential area of Kingsley.

Ideally located approximately one mile north of Northampton town centre, this home offers the perfect balance of convenience and community. Residents benefit from being within easy reach of the vibrant Kingsley Park Terrace, which hosts a variety of day-to-day shopping facilities, including bakeries, post offices, and restaurants. For a larger grocery shop, a Morrisons supermarket is conveniently located nearby on the Kettering Road.

Nature lovers will appreciate the proximity to 'The Old Racecourse,' one of Northampton's largest and most popular parks, providing a fantastic green space right on your doorstep. For those commuting, the property enjoys excellent transport links, making travel into the town centre and beyond both simple and efficient.

The accommodation comprises a welcoming entrance hall, a bright lounge, and a fitted kitchen equipped with integrated appliances. There are two well-proportioned bedrooms and a family bathroom. A generous double-glazed conservatory adds a versatile living space, seamlessly connecting the interior to the impressive, good-sized rear garden. To the front, the property benefits from valuable off-road parking.

This property is an ideal opportunity for first-time buyers, those looking to downsize, or investors.

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

Double glazed door to the side aspect.

Lounge

Wooden french doors leading to the conservatory. Wall mounted radiator.

Conservatory

Double glazed construction.

Bedroom One

Double glazed bay window to the front aspect. Wall mounted radiator.

Bedroom Two

Double glazed windows to the front, left and right. Wall mounted radiator.

Bathroom

Bath, wash hand basin and low level WC. Double glazed window to the side aspect.

Outside

Front Garden

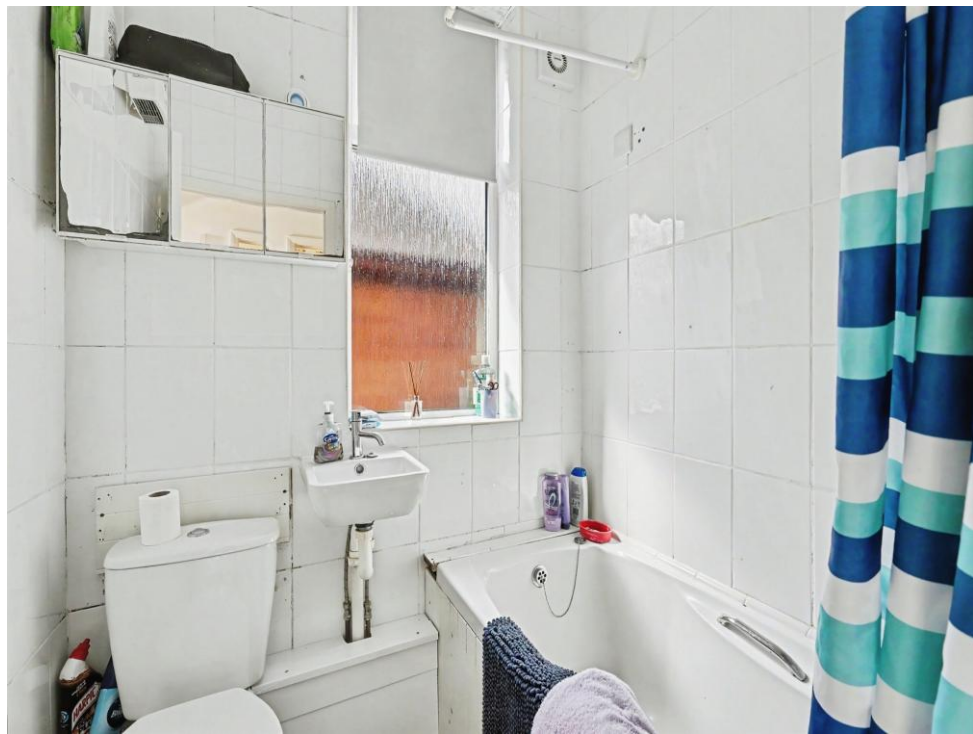
Paved. Bushes.

Rear Garden

Patio. Lawn area. Enclosed by fencing.

Parking









Total floor area 50.8 m² (546 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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6 Wood Hill
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EPC Rating: D Council Tax
 Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/NHT415311



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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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