

for sale

guide price **£240,000**



## Green Road Brafield On The Green Northampton NN7 1BE

A spacious three bedroom property situated in the highly sought-after village of Brafield on the Green. The home benefits from a garage and driveway and is offered to the market with NO ONWARD CHAIN.

# Green Road Brafield On The Green Northampton NN7 1BE

## 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

Door to the side elevation and further door leading to entrance hall. Double glazed window to the side aspect.

## Entrance Hall

Doors leading to lounge and kitchen/diner. Radiator. Stairs rising to first floor landing.

## Lounge

Double glazed window to the front elevation. Wall lights. Two radiators. Patio doors opening to the rear garden.

## Kitchen/ Diner

Fitted with a range of wall and base level units. Stainless steel sink set beneath work surfaces. Integrated appliances comprising electric oven and four ring gas hob with cooker hood over. Space for fridge freezer. Plumbing for washing machine. Double glazed windows to the rear elevation and doors leading to the lounge. Door to the side elevation leading into further outer hallway.



## First Floor Landing

Double glazed window to the front elevation. Storage cupboard. Loft access. Radiator. Doors leading to three bedrooms and family bathroom.

## Bedroom One

Two double glazed windows to the front elevation. Radiator. Built in bedroom furniture, and cupboard with fitted rail.

## Bedroom Two

Double glazed window to the rear elevation. Radiator. Cupboard.

## Bedroom Three

Double glazed window to the rear elevation. Radiator. Cupboard.

## Family Bathroom

White refitted suite comprising double shower cubicle, low level flush w.c and vanity wash hand basin with complementary tiling. Heated towel rail. Laminate floor. Spotlights. Opaque double glazed window to the side elevation.

## Outside

### Front Garden

Paved area to the front of the property, with flower bed border and driveway providing parking.

### Rear Garden

Low maintained rear garden. Paved area ideal for entertaining and relaxation. Retaining timber fencing. Summer house. Access into garage with wooden double door to the front.





Total floor area 123.3 m<sup>2</sup> (1,327 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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Property Ref: WFL408654 - 0006

Tenure:Freehold EPC Rating: D

Council Tax Band: B

**view this property online [connells.co.uk/Property/WFL408654](https://www.connells.co.uk/Property/WFL408654)**



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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