Ridgeway, Wellingborough NN8 4RX

william
h brown

welcome to

Ridgeway, Wellingborough

The accommodation comprises a bright bay-fronted living room, kitchen, bathroom, and two well-proportioned bedrooms, all arranged on one level for convenient and comfortable living. The property offers a welcoming layout and presents the perfect canvas for modernisation. With no onward chain.

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

Entered via double glazed door to the side aspect and a door in to the entrance hall.

Entrance Hall

Entered via door to the side aspect, storage cupboard, access to loft space and doors to all rooms.

Lounge

Double glazed bay window to the front aspect, double glazed window to the side aspect, fireplace with gas fire and television point.

Kitchen

Stainless steel sink and drainer with cupboard unit, splash backs, space for cooker, plumbing for washing machine, space for fridge/freezer, double glazed window to the side aspect and door to the utility room.

Utility Room

Double glazed windows to the side and rear aspect and double glazed door to the rear aspect.

Bedroom One

Double glazed window to the front aspect, built in wardrobes and electric radiator.

Bedroom Two

Double glazed window to the rear aspect and electric radiator.

Bathroom

Double glazed window to the rear aspect, WC, wash hand basin, bath with shower over and part tiling.

Externally

Front

Laid with lawn, planted bed and driveway.

Rear Garden

Enclosed with fence and hedge, laid with lawn, patio providing a seating area, vegetable area and gated side entrance.

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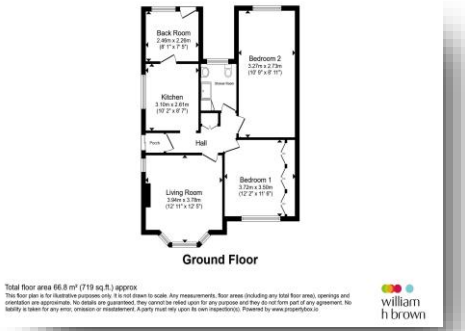
- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- No Onward Chain
- Semi Detached Bungalow

Tenure: Freehold EPC Rating: D
Council Tax Band: C

guide price

£180,000



Please note the marker reflects the postcode not the actual property

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The Property Ombudsman

Property Ref:
WBR114246 - 0002

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