





Duke Street, Wellingborough NN8 2HL

william h brown

welcome to

Duke Street, Wellingborough

An ideal opportunity for first time buyers or investors. This three bedroom semi detached is in need of updating, but boasts two spacious reception rooms, three generous bedrooms, off road parking and 24 ft garage.













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
Part frosted double glazed door to front.

Entrance Hall
Frosted double glazed door to front, frosted double glazed window to side, stairs rising to first floor landing, radiator, meter cupboard, under stairs storage cupboard.

Lounge
Double glazed window to rear, serving hatch, radiator, wood laminate flooring

Dining Room
Double glazed bay window to front, feature fireplace, radiator, wood laminate flooring.

Kitchen
Double glazed window to rear. Kitchen comprising single drainer stainless steel sink unit inset to work surface, base and wall mounted storage units, wood laminate flooring, radiator, tiled splash backs, built-in under stairs storage cupboard.

First Floor
Landing
Hatch to loft space, frosted double glazed window to side, built-in storage cupboard

Bedroom One
Double glazed window to rear, radiator.

Bedroom Two
Double glazed window to front, radiator.

Bedroom Three
Double glazed window to front, radiator.

Wet Room
Frosted double glazed window to rear. Fitted shower, pedestal wash hand basin, low level WC, tiled splash backs, radiator.

Outside

Front Garden
Flower beds with small retaining wall.

Rear Garden
Enclosed, laid mainly to lawn with further vegetable plot, patio area.

Parking
Block paved drive.

Garage
Double glazed window to rear, double glazed door to front, up and over door to front, part glazed door to rear, plumbing for washing machine, light and power connected

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- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Two spacious reception rooms
- Three generous bedrooms

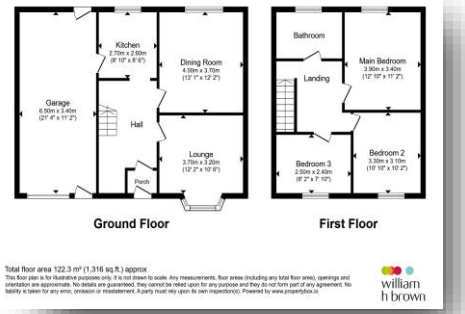
Tenure: Freehold EPC Rating: C
Council Tax Band: B

guide price

£155,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/WBR114676

The Property Ombudsman

Property Ref:
WBR114676 - 0003

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.

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