



Connells

Kenson Beaconsfield Place
Rushden



Property Description

*** An opportunity to own this unique, one off, self build property that currently benefits from no upper chain. With versatile accommodation across two floors and being just a short walk from local amenities, this property has huge potential in our listers opinion.***

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.

Porch

Door and window to front elevation.

Entrance Hall

Door and window to front elevation, radiator.

Lounge Area

Double glazed patio doors to rear elevation and fireplace.

Dining Area

Double glazed window to side elevation and radiator.

Conservatory

Kitchen

Double glazed window to rear elevation. Fitted with a range of wall and base units with work surfaces over and stainless steel sink drainer with tiling to water sensitive areas. Pantry and door to side lobby.

Wet Room

Window to side elevation.

Bedroom One

Double glazed bay window to front elevation, fitted bedroom furniture and radiator.

Bedroom Two

Double glazed bay window to front elevation and radiator.

Bathroom

Double glazed window to side elevation. Corner bath, low level wc and wash hand basin with tiling to water sensitive areas and radiator.

First Floor Landing

Double glazed window to front elevation and loft access.

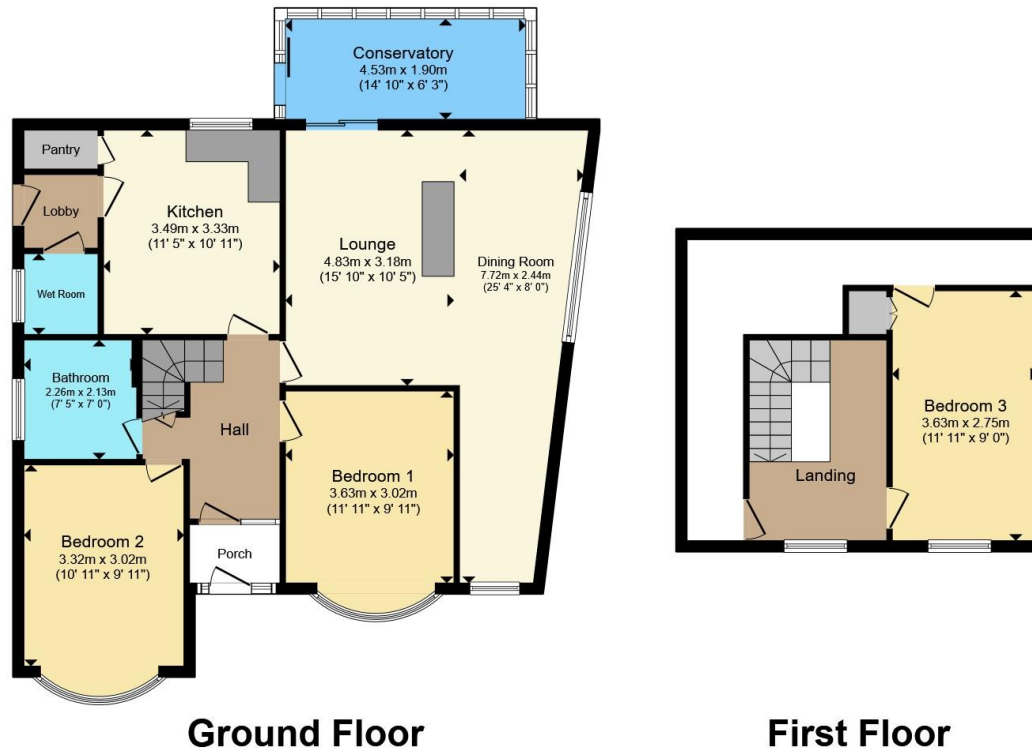
Bedroom Three

Double glazed window to front elevation, built in wardrobe and eaves storage.









Total floor area 125.5 m² (1,351 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

T 01933 312 363
E rushdan@connells.co.uk

66 High Street
 RUSHDEN NN10 0PJ

EPC Rating: Council Tax
 Awaited Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/RDN405832



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.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: RDN405832 - 0003