

for sale

guide price **£170,000**



Hinton Close Northampton NN2 8JN

Offered with NO UPWARD CHAIN is this spacious two bedroom home in need of modernisation. The property in brief comprises entrance porch, entrance hall, living room and open plan kitchen/dining room. Two bedrooms and a family bathroom. Outside there are low maintenance gardens.



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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 front elevation and opaque window to the side. Connecting door to the entrance hall.

Entrance Hall

Door to the front elevation with further doors leading off to the living room and kitchen/dining room. Wall mounted radiator and stairs rising to the first floor landing.

Living Room

UPVC double glazed window to the front elevation and wall mounted radiator.

Kitchen/ Dining Room

Fitted with a range of wall and base level units. Stainless steel sink and drainer with tiling to splash back areas. Space for free standing cooker, plumbing for washing machine and space for an upright fridge/freezer. Wall mounted radiator, double glazed window to the rear elevation and double glazed patio doors providing access to the rear garden.

First Floor Landing

Stairs rise from the entrance hall. Doors lead off to two bedrooms and the family bathroom.

Bedroom One

Double glazed windows to the front and side elevation. Wall mounted radiator and space for free standing bedroom furniture.

Bedroom Two

Double glazed window to the rear elevation and wall mounted radiator.

Family Bathroom

Three piece suite comprising panelled bath, low level flush w.c and wash hand basin. Wall mounted radiator and opaque double glazed window to the rear elevation.

Outside

Front Garden

Gravelled area and pathway leading to the entrance porch.

Rear Garden

Low maintenance garden made up of various paved and gravelled areas, and access to storage barns. Greenhouse and outside tap.

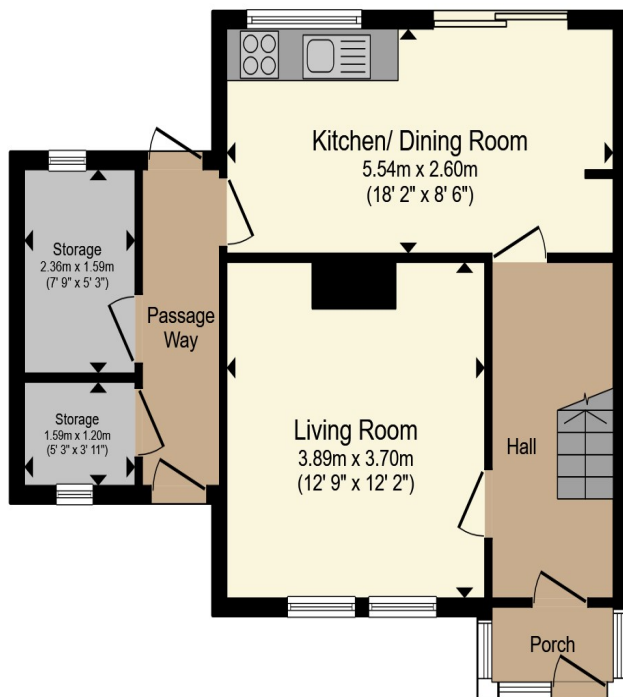
Agents Notes

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

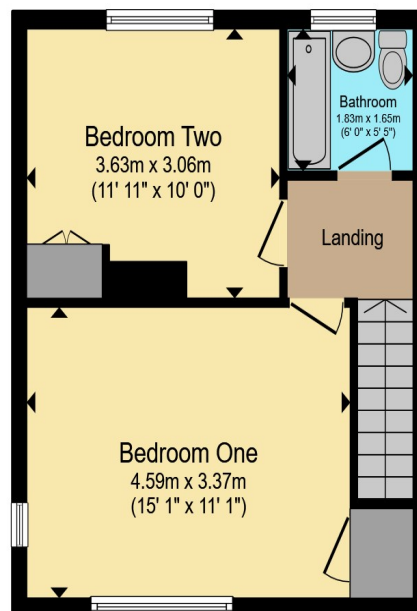
Council Tax Band

B





Ground Floor



First Floor

Total floor area 75.1 m² (808 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: KTP408434 - 0003

Tenure:Freehold EPC Rating: C

Council Tax Band: B

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