



Northampton Road, Broughton Kettering NN14 1NS

welcome to

Northampton Road, Broughton Kettering

William H Brown are delighted to offer this rare opportunity to purchase a four bedroom semi detached house with garage and off road parking in the much sought after village of Broughton. This property has been owned by the current vendor from new.

Early viewing advised.

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 Hall

Entered via Composite door to the front aspect, Dogleg stair case rising to first floor landing, radiator and doors leading to all rooms.

Cloakroom

Suite comprising wash hand basin, low level WC, radiator and double glazed obscured window to the side aspect.

Lounge

Double glazed leaded Bay window to the front aspect, radiator and double doors leading to dining room area.

Kitchen/Dining Area

Fitted kitchen comprising wall and base units with worksurfaces over, one and a half bowl stainless steel sink and drainer unit with mixer tap over, tiling to splashback areas, built in electric double eye level oven, five ring gas hob with cooker hood over, integrated fridge/ freezer, integrated dishwasher, radiator, door leading to utility room, double glazed window to the rear aspect and double glazed French doors to the rear aspect leading to rear garden.

Utility Room

Wall and base units with worksurfaces over, stainless steel sink and drainer unit with mixer tap over, plumbing for washing machine and double glazed door to the rear aspect leading to rear garden.





First Floor Landing

Stairs rising from entrance hall, double glazed window to the side aspect, door leading to airing cupboard and doors leading to all rooms.

Bedroom One

Double glazed window to the front aspect, radiator and door leading to en suite.

En Suite

Suite comprising shower cubicle, pedestal wash hand basin, low level WC, extractor fan, heated towel rail and spotlights to ceiling.

Bedroom Two

Double glazed window to the rear aspect, access to loft space and radiator.

Bedroom Three

Double glazed window to the rear aspect and radiator.

Bedroom Four

Double glazed window to the front aspect and radiator.

Bathroom

Suite comprising bath with shower and mixer tap over, pedestal wash hand basin, low level WC, radiator and double glazed obscured window to the side aspect.

Externally

Front

Mainly laid to lawn with pathway leading to front door.

Rear Garden

Mainly laid to lawn, paved patio area for seating, mature shrubs, outside tap, courtesy door leading to single garage, fully enclosed with timber fencing and gated access.

Single Garage

Single garage with up and over door, power and light connected with boarded loft area with ladder.



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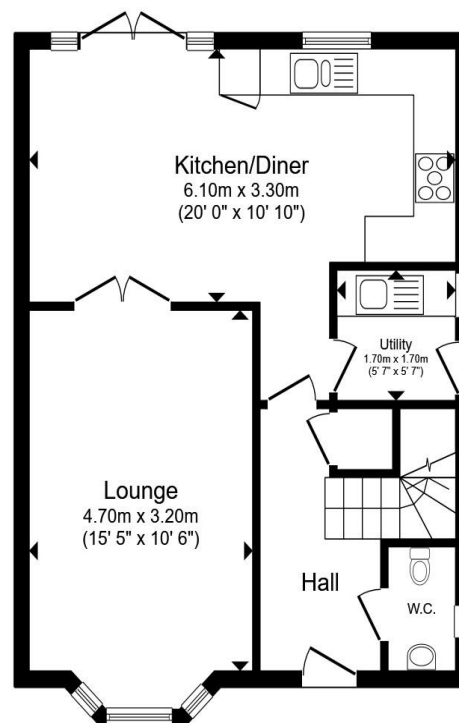
Northampton Road, Broughton Kettering

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Semi detached house
- Popular village location

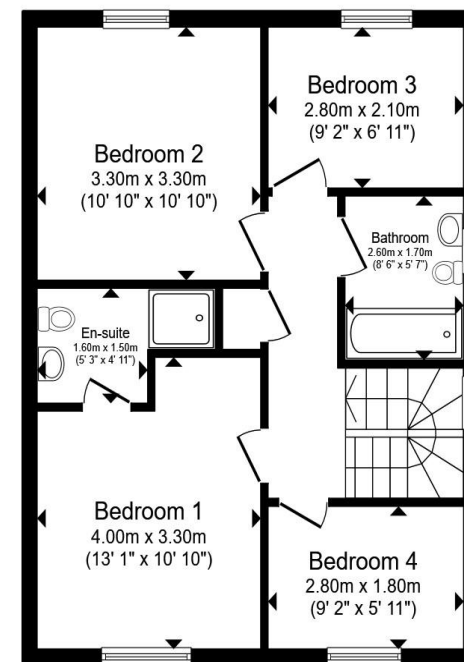
Tenure: Freehold EPC Rating: C
Council Tax Band: D

guide price

£250,000



Ground Floor



First Floor

Total floor area 99.6 m² (1,072 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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Under the terms of the Estate Agency Act 1979 (section 21), please note that the vendor of this property is an Associate of



Property Ref:
RWL108112 - 0007

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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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