

for sale

guide price **£240,000**



## Lordswood Close Wootton Northampton NN4 6BP

Offered to the market with **NO ONWARD CHAIN** is this three-bedroom family home which is ideal first time buy, or investment purchase. The property is ideally situated at the cul-de-sac in the highly desired area of Wootton Fields.

# Lordswood Close Wootton Northampton NN4 6BP

## 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

Double glazed door to the front aspect, wall mounted radiator and door leads off to living room.

## Living Room

Double glazed bay window to the front aspect, stairs rise to the first floor landing, wall mounted radiator.

## Kitchen

Fitted kitchen with a range of wall and base level units. Stainless steel sink and drainer set into work surface with complimentary tiling to splash back areas. Four ring gas hob with cooker hood over, oven. Space for fridge/freezer and plumbing for washing machine. UPVC double glazed window and door to the rear aspect.

## First Floor Landing

Stairs rise from living room, airing cupboard, loft access, and doors leads off to three bedrooms and family bathroom.



### Bedroom One

Double glazed window to the front aspect, wall mounted radiator.

### Bedroom Two

Double glazed window to the front aspect, wall mounted radiator.

### Bedroom Three

Double glazed window to the front aspect, built in storage, and wall mounted radiator.

### Family Bathroom

Three piece white suite comprising panelled bath with shower over, low level flush w.c and wash hand basin with tiling to splash back areas. Wall mounted radiator, extractor fan and UPVC opaque double glazed window to the rear elevation.

### Outside

#### Front Garden

Lawned area with some mature trees and driveway providing off road parking.

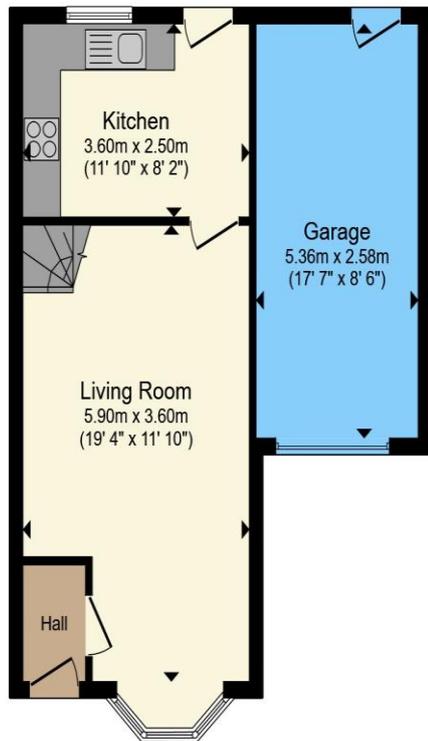
#### Rear Garden

Mainly laid to lawn with paved patio area, retaining timber fencing and wooden shed.

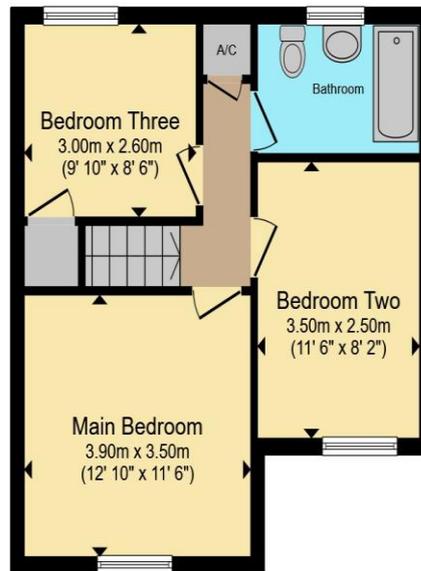
#### Garage

Single garage with up and over door and courtesy door to the rear garden.





**Ground Floor**



**First Floor**

Total floor area 84.9 m<sup>2</sup> (914 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: WFL408549 - 0002

Tenure:Freehold EPC Rating: C

Council Tax Band: C

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