



Brook Street, Raunds Wellingborough NN9 6LP

welcome to

Brook Street, Raunds Wellingborough

William H Brown are pleased to bring to the market this Freehold property which consists of 4 flats (each with their own Leasehold Title). The properties consist of mix of two-bedroom and one-bedroom flats on both ground and first floors.



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.

Flat 30

EPC Rating - C
Council Tax Band - A

Lounge

11' 11" x 8' 3" (3.63m x 2.51m)
Double glazed Bay window to the front aspect and radiator.

Kitchen

11' 11" x 5' 6" (3.63m x 1.68m)
Fitted kitchen comprising wall and base units with work surfaces over, one and a half bowl stainless steel sink and drainer unit with mixer tap over, space for fridge/ freezer, plumbing for washing machine, wall mounted boiler, radiator and half glazed door to the rear aspect.

Bedroom One

14' 9" x 6' (4.50m x 1.83m)
Double glazed window to the front aspect and radiator.

Bathroom

Suite comprising shower cubicle, vanity wash hand basin, low level WC, heated towel rail, partly tiled and double glazed obscure window to the rear aspect.

Flat 30 A

EPC Rating - D
Council Tax Band - A

Entrance Hall

Entered via door, stairs rising to first floor landing, radiator, door to understairs storage cupboard and double glazed door to the rear aspect.

Lounge

12' 3" x 10' (3.73m x 3.05m)
Double glazed window to the front aspect and radiator.

Kitchen

6' 9" x 6' 9" (2.06m x 2.06m)
Fitted kitchen comprising wall and base units with work surfaces over, one and a half bowl stainless steel sink and drainer with mixer tap over, electric oven and hob with cooker hood over, space for fridge/ freezer, plumbing for washing machine and double glazed window to the side aspect.

Bedroom One

8' 11" x 8' 1" (2.72m x 2.46m)
Double glazed window to the front aspect and radiator.

Bathroom

Suite comprising bath with shower over, wash hand basin, low level WC, low level WC, tiling to splashback areas, radiator and double glazed obscure window to the rear aspect.

Flat 32

EPC Rating - E
Council Tax Band - A

Open Plan Lounge/ Kitchen Area

14' 8" x 11' 3" (4.47m x 3.43m)

Bedroom One

10' 4" x 9' (3.15m x 2.74m)
Door to cupboard housing boiler.

Bedroom Two

7' 4" x 5' 10" (2.24m x 1.78m)

Bathroom

Suite comprising shower cubicle, vanity wash hand basin, low level WC and partly tiled.

Flat 32 A

EPC Rating - C
Council Tax Band - A

Entrance Hall

Entered via double glazed door to the rear aspect, stairs rising to first floor landing, door to under stairs cupboard and radiator.

Lounge

12' 3" x 11' 10" (3.73m x 3.61m)
Double glazed Bay window to the front aspect, door to storage cupboard and radiator.

Kitchen

12' 3" x 9' 5" (3.73m x 2.87m)
Fitted kitchen comprising wall and base units with work surfaces over, one and a half bowl stainless steel sink and drainer unit with mixer tap over, tiling to splashback areas, electric oven and hob with cooker hood over, space for fridge/ freezer, plumbing for washing machine, radiator and double glazed window to the rear aspect.

Bedroom One

12' 2" x 11' 5" (3.71m x 3.48m)
Double glazed window to the front aspect and radiator.

Bedroom Two

12' 1" x 9' 10" (3.68m x 3.00m)
Double glazed window to the rear aspect and radiator.

Bathroom

Suite comprising shower cubicle, vanity wash hand basin, low level WC, radiator, partly tiled and double glazed obscure window to the rear aspect.



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welcome to

Brook Street, Raunds Wellingborough

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Four Leasehold Properties to be sold as one Freehold
- FREEHOLD - ALLOCATED PARKING

Tenure: Freehold EPC Rating: C

Council Tax Band: A

guide price

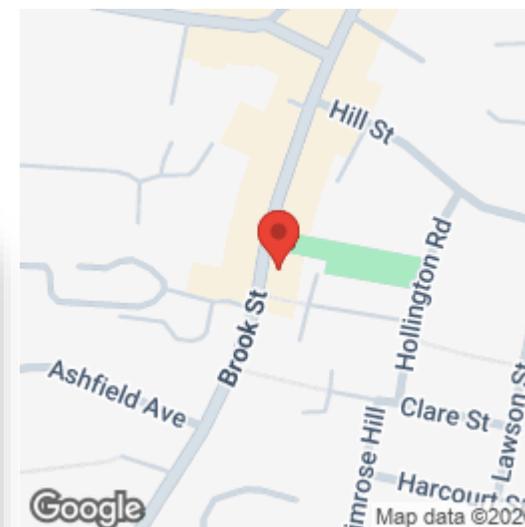
£500,000



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any flat roof areas), openings and orientation are approximate. No liability can be accepted. They cannot be used 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.floorplan.com

Agents Note

The vendor is selling the Freehold which contains four flats that are held on leasehold title with Land registry. Please make enquires with the branch and seek guidance in respect of any lending requirements and take guidance from your conveyancer for this type of purchase to ensure it meets your needs and timeframes involved. Please refer to individual descriptions for confirmation of EPC ratings, Council Tax Bands and leases associated with each.



Please note the marker reflects the postcode not the actual property

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Property Ref:
RDS106473 - 0004

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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