





Property Description

Well-presented three-bedroom Victorian terraced house situated in the heart of Abington, this property offers the perfect blend of classic character, high ceilings and contemporary comfort. From the moment you step through the front door, you'll be greeted by a welcoming entrance hall leading straight into a bright lounge/dining room, ideal for relaxed family living.

The newly installed modern kitchen boasts modern cabinetry, integrated appliances and a practical utility room, providing ample space for cooking and storage. A convenient downstairs WC adds an extra level of convenience.

Ascending to the first floor, you'll find two generously sized double bedrooms and a cozy single bedroom, all benefiting from double-glazing and gas radiator heating. The stylish three-piece family bathroom has been fully refitted with contemporary fixtures.

Outside, an enclosed rear garden offers a private, low-maintenance haven for dining or weekend relaxation.

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

Enter via double glazed door to the front aspect. Wall mounted radiator.

Cloakroom

Double glazed window to rear aspect. Wash and basin and low level WC. Wall mounted radiator.

Lounge / Diner

Double glazed window to the front aspect. French door to the rear. Period feature fireplace. Two wall mounted radiators.

Kitchen

Wall and base units. Granite worksurfaces. Sink and drainer unit. Integrated appliances under warranty including 50/50 fridge freezer, dishwasher and double oven. Electric hob with hood over. Double glazed window to the side aspect.

Utility Room

Double glazed door to the side aspect. Plumbing and space for white goods.

Bedroom One

Two double glazed windows to the front aspect. Chimney Breast. Period feature fireplace. Wall mounted radiator.

Bedroom Two

Double glazed window to the rear aspect. Period feature fireplace. Wall mounted radiator.

Bedroom Three

Double glazed window to the rear aspect. Wall mounted radiator.

Bathroom

Bath, wash hand basin and low level WC. Wall mounted radiator. Double glazed window to the side aspect.

Outside

Rear Garden

Lawn. Patio area. Enclosed by fencing.

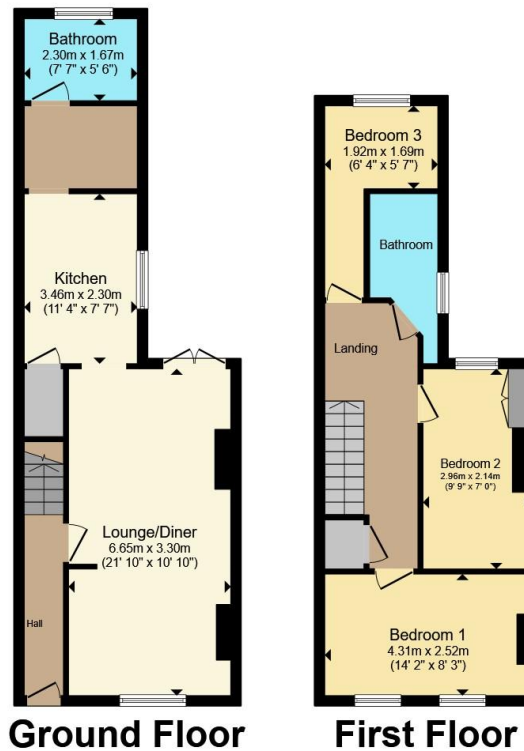
Parking

On street parking.









Total floor area 84.5 m² (910 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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6 Wood Hill
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EPC Rating: D Council Tax
 Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/NHT415371



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.

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