Connells

connells.co.uk

for sale

guide price **£220,000** **Freehold**



Lincoln Street Northampton NN2 6NR

Located in the sought after area of Kingsthorpe Village is this newly renovated three bedroom mid-terraced home offered with NO UPWARD CHAIN. Ideal for families and investors looking for properties with nearby schools, shops and amenities, viewing is highly advised to fully appreciate.

- Energy Rating: C
- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply

Property Details

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

Door to the front elevation. Stairs rise to the first floor landing, wall mounted radiator and open to the living room.

Open Plan Living/ Dining Room

Living Area

UPVC double glazed window to the front elevation. Laminate flooring and wall mounted radiator. Open to the dining area.

Dining Area

UPVC double glazed window to the rear elevation. Wall mounted radiator and space for ding table and chairs. Door leading down to the cellar and further door leading through to the kitchen.

Kitchen

Re-fitted kitchen with a range of wall and base level units. One and a half bowl sink and drainer with swan neck mixer tap over, set into work surfaces and tiled to splash back areas. Integrated appliances comprise electric oven and four ring gas hob with cooker over.

Family Shower Room

Re-fitted three piece white suite comprising double shower cubicle, low level flush w.c and vanity wash hand basin with complimentary tiling to splash back areas and floor. Wall mounted radiator and UPVC opaque double glazed window to the rear elevation.

First Floor Landing

Stairs rise from the ground floor. Doors lead off to three bedrooms and the family bathroom.

Bedroom One

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

Bedroom Two

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

Bedroom Three

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

Family Bathroom

Re-fitted three piece white suite comprising panelled bath with shower over, low level flush w.c and vanity wash hand basin with complimentary tiling to splash back areas and floor.







Outside

Rear Garden

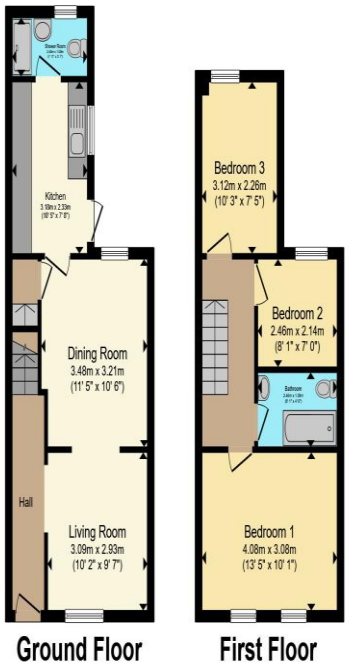
Mainly laid to lawn with retaining timber fencing and block paved patio area. Gated access to the rear of the garden.

Agents Note

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



Total floor area 72.6 m² (782 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

To view this property please contact Connells on

T 01604 716 655
E kingsthorpe@connells.co.uk

87 Harborough Road KINGSTHORPE
NORTHAMPTON NN2 7SL

Property Ref: KTP408571 - 0003

Tenure:Freehold EPC Rating: C

Council Tax Band: B

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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

see all our properties at www.connells.co.uk| www.rightmove.co.uk | www.zoopla.co.uk