Connells

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for sale

guide price **£165,000** **Freehold**



Ruskin Road Northampton NN2 7SY

Offered to the market with NO UPWARD CHAIN, and in need of modernisation is this spacious three bedroom terraced house, ideally located with walking distance to local amenities. Benefiting from three reception areas, viewing is highly advised to fully appreciate.

- ENERGY RATING: D
- 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 and further doors leading off to the dining room and breakfast room. Stairs rise to the first floor landing.

Living Room

Double glazed bay window to the front elevation. Fireplace with gas fire fitted, coving to ceiling and open to the dining room.

Dining Room

Double glazed window to the rear elevation. Space for dining table and chairs and open to the living room.

Breakfast Room

Double glazed window to the side elevation and space for breakfast table and chairs. Connecting doorway to the kitchen. Courtesy door providing access to the cellar.

Kitchen

Fitted with a range of wall and base level units. Space for free standing cooker with cooker hood over. Plumbing for washing machine, double glazed window to the side elevation and glazed door to the rear elevation leading out to the rear garden.

First Floor Landing

Stairs rise from the entrance hall. Doors lead off to three bedrooms and the family bathroom.

Bedroom One

Two double glazed windows to the front elevation and range of fitted wardrobes.

Bedroom Two

Double glazed window to the rear elevation.

Bedroom Three

Double glazed window to the rear elevation.

Family Bathroom

Suite comprising panelled bath, pedestal wash hand and low level flush w.c and tiled to splash back areas. Opaque double glazed window to the side elevation.

Outside

Rear Garden

Paved patio area and lawned area. Retaining brick wall and timber fencing. Gate leading to the rear vehicle access road.

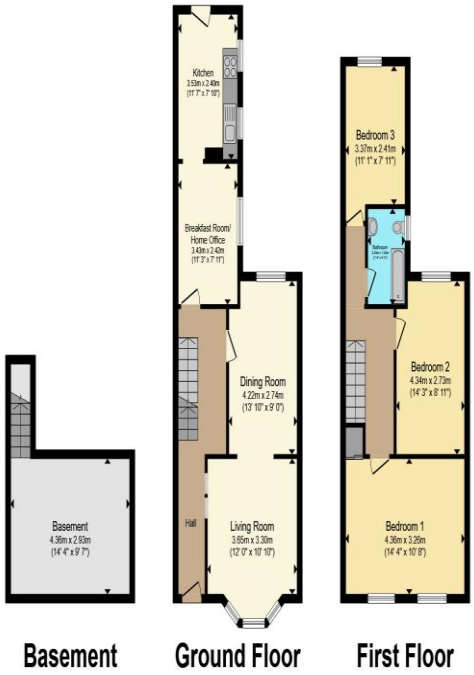
Council Tax Band

B









Total floor area 120.9 m² (1,302 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: KTP408535 - 0003

Tenure:Freehold EPC Rating: D

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.

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