





Bradfield Close, RUSHDEN NN10 0EP

william h brown

welcome to

Bradfield Close, RUSHDEN

Offered with no onward chain, this two-bedroom home is tucked away in a sought-after cul-de-sac position beside a pleasant pocket park. Built-in wardrobes to both bedrooms, off-road parking and a generous rear garden, the property is ideally suited to first-time buyers, downsizers or investors.













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

Entered via double glazed door to the side aspect, under stairs storage cupboard, and doors to all rooms.

Lounge

Double glazed window to the front aspect, stairs rising to the first floor, wood look flooring, radiator and television point.

Dining Area

Double glazed window to the rear aspect, wood look flooring and radiator.

Kitchen

Fitted kitchen comprising a range of matching wall and base units with work surfaces over, one and a half bowl stainless steel sink and drainer, splash backs, electric oven and gas hob with cooker hood over, plumbing for washing machine, integrated for fridge/freezer, double glazed window to the rear aspect, central heating boiler and double glazed door to the rear aspect.

First Floor Landing

Double glazed window to the side aspect, stairs rising from the lounge area, airing cupboard, access to loft space, doors to the bedrooms and bathroom.

Bedroom One

Two double glazed windows to the front aspect, built in wardrobe and two radiators.

Bedroom Two

Double glazed window to the rear aspect, built in wardrobe and radiator.

Bathroom

Double glazed window to the rear aspect, WC, wash hand basin, bath with shower over, part tiling and heated towel rail.

Externally

Front

Lawn area, mature plants, driveway and gated rear access.

Rear Garden

Mainly laid to lawn, patio providing a seating area, shed and fence enclosed.

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- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- No Onward Chain
- Off Road Parking

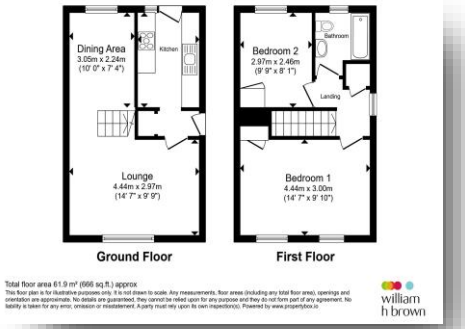
Tenure: Freehold EPC Rating: D
Council Tax Band: B

guide price

£165,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/RSD109529

The Property Ombudsman

Property Ref:
RSD109529 - 0003

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.

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