



Total area: approx. 83.5 sq. metres (899.1 sq. feet)



This plan is a guide only to represent the layout of the property and is not totally to scale. The bathroom fittings and kitchen units may vary in shape and size.

Wollaston Road Irchester NN29 7DA  
Freehold Auction Guide Price £136,500

The information given in these particulars is intended to help you decide whether you wish to view this property and to avoid wasting your time in viewing unsuitable properties. We have tried to make sure that these particulars are accurate, but to a large extent we have to rely on what the seller tells us about the property. We do not check every single piece of information ourselves as the cost of doing so would be prohibitive and we do not wish to unnecessarily add to the cost of moving house. Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission etc) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains etc) will be included in the sale.

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27 Sheep Street Wellingborough  
Northants NN8 1BS  
01933 224400

**Irthlingborough Office**   
28 High Street Irthlingborough  
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**Rushden Office**   
74 High Street Rushden  
Northants NN10 0PQ  
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**A two bed roomed mid terraced home with views over the local recreation ground with added benefit of rear vehicular access leading to off road parking. Benefits include separate reception rooms, ground floor wet room and first floor bathroom, uPVC double glazing and gas radiator central heating. The accommodation briefly comprises entrance hall, lounge, dining room, kitchen, rear lobby, wet room, two bedrooms, bathroom, gardens to front and rear and off road parking.**

Enter via front door to:

#### Entrance Hall

Stairs rising to first floor landing, doors to:

#### Lounge

12' 0" max x 13' 2" max into bay (3.66m x 4.01m)  
Bow window to front aspect, radiator, picture rail.

#### Dining Room

12' 4" x 11' 6" (3.76m x 3.51m)  
Window to rear aspect, radiator, built-in cupboards, under stairs storage cupboard, through to:

#### Kitchen

9' 3" x 7' 5" (2.82m x 2.26m) (This measurement includes area occupied by kitchen units)  
Comprising stainless steel one and a half bowl single drainer sink unit with cupboard under, a range of eye level and base units providing work surfaces, built-in oven and gas hob, plumbing for washing machine, window to side aspect, tiled splash backs, tiled floor, wall mounted gas boiler serving domestic central heating and hot water systems, through to:

#### Rear Lobby

6' 1" x 4' 0" (1.85m x 1.22m)  
Door to side aspect, tiled floor, space for fridge/freezer, door to:

#### Wet Room

Comprising low flush W.C., electric shower, wall mounted wash hand basin, tiled splash backs, window to side aspect, wall mounted electric heater.

#### First Floor Landing

Loft access, doors to:

#### Bedroom One

15' 5" x 11' 0" (4.7m x 3.35m)  
Two windows to front aspect, radiator.

#### Bedroom Two

11' 7" x 9' 10" (3.53m x 3m)  
Window to rear aspect, radiator.

#### Bathroom

Comprising low flush W.C., pedestal wash hand basin, bath, chrome heated towel rail, window to rear aspect.

#### Outside

Front - Small foregarden enclosed by wooden fencing.

Rear - Courtyard area, mostly lawn with borders stocked with shrubs, enclosed by brick walling and wooden fencing with rear gated pedestrian access, leading to off road parking which is accessed via a private lane just off Berrill Street.

#### NOTE FOR BUYERS AND METHOD OF SALE :

The property is offered for sale by Traditional Online Auction (unless sold prior.) The auction ends Wednesday 20th May at 2pm. The vendor reserves the right to withdraw, sell or alter the property for sale prior to the auction end date.

#### BUYERS FEES

The successful purchaser(s) will pay the sum of £4,800 (incl. VAT) at the end of the auction.

#### DEPOSIT PAYMENT

The Seller and Buyer agree that the Buyer may transfer the remainder of the 10% deposit (less the amounts paid online) within 48 hours of the end of this online auction. The remainder of the 10% deposit payment is to be transferred to the buyer's solicitors and must be in their client account with 48 hours of the auction ending. It is essential that buyers instruct their solicitor in advance of the auction.

#### LEGAL PACK

Copies of the legal pack are available online to be downloaded, via the tab on the online auction property listing page. Prospective purchasers will need to register with the Bamboo online platform in order to download the legal pack. It is the purchaser's responsibility to make all necessary enquiries prior to the auction. Prospective purchasers are strongly advised to inspect the legal documentation, this will/may contain material information regarding the property, and to consult legal advice prior to bidding.

#### Energy Performance Rating

This property has an energy rating of D. The full Energy Performance Certificate is available upon request.

#### Council Tax

We understand the council tax is band A (£1,609 per annum. Charges for 2026/27).

#### Agents Note

Please be aware that some photographs used in our particulars are obtained using a wide-angle lens.

#### Conveyancing

We are able to offer a free quotation for your conveyancing from a panel of local solicitors or licensed conveyancers.

#### Offers

For offers to be submitted in the best light, the majority of vendors require us to confirm buyers have been financially qualified. We will require a Mortgage Certificate or Agreement In Principle (A.I.P.) and proof of deposit or cash. This information will be treated confidentially and will not be seen by any other party. We are obliged by law to pass on all offers to the vendors until contracts have been exchanged.

#### Money Laundering Regulations 2017 & Proceeds of Crime Act 2002

In order to comply with the above Regulations, an intending purchaser will be required to provide official I.D; proof of address, evidence of funding and source of deposit clearly showing the name of the account holder. If funds are being provided by a third party i.e. family, we will require the same from them too. We will verify clients identity electronically from the details provided. The information will be checked against various databases. This is not a credit check of any kind and does not affect credit history. We will retain a record on file.

#### General Data Protection Regulations 2018

Should you view or offer on this property, we will require certain pieces of personal information in order to provide a professional service to you and our client.

The personal information provided by you may be shared with the seller, but it will not be shared with any other third parties without your consent.

More information on how we hold and process your data is available on our website - [www.richardjames.net](http://www.richardjames.net)

#### Mortgages

We are able to offer our clients mortgage advice through our association with an independent mortgage advisor. Written quotations are available on request. A life policy may be required.

**YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.**

