



De-Ferneus Drive, Raunds NN9 6SU

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De-Ferneus Drive, Raunds

This Three bedroom Semi Detached home comprises: Ground floor, entrance hall, lounge and kitchen. First floor, Three bedrooms and the family bathroom. Externally the rear garden is laid with lawn has a patio providing a seating area and garden shed with power.



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 front aspect, double glazed window to the front aspect, stairs rising to the first floor landing, radiator and door to the lounge.

Lounge

Double glazed window to the front aspect, radiator and laminate flooring.

Kitchen

Fitted kitchen comprising a range of matching wall and base units with work surfaces over, sink and drainer, splash backs, electric oven and electric hob with cooker hood over, plumbing for washing machine and dishwasher, space for fridge/freezer, double glazed window to the rear aspect, spot lights, radiator, central heating boiler and double glazed French doors to the rear aspect.

First Floor Landing

Stairs rising from the entrance hall, airing cupboard, access to loft space, doors to the bedrooms and bathroom.

Bedroom One

Double glazed window to the front aspect, fitted wardrobes and radiator.

Bedroom Two

Double glazed window to the rear aspect and radiator.

Bedroom Three

Double glazed window to the front aspect and radiator.

Bathroom

Double glazed obscure window to the rear aspect, WC, wash hand basin with vanity unit, shower cubicle, spot lights and part tiling.

Externally

Front

Gravel driveway and gated side access.

Rear Garden

Laid with lawn, patio providing a seating area, pagola and shed with power connected.



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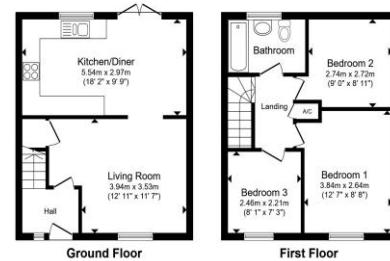
De-Ferneus Drive, Raunds

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- NO ONWARD CHAIN
- SEMI DETACHED

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

guide price

£240,000



Total floor area 73.1 m² (787 sq ft) approx
This floor plan is illustrative only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), coverings and orientations 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 errors, omissions or misstatements. A buyer must rely upon his own inspection. Powered by www.williamh.co.uk

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postcode not the actual property

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Property Ref:
RDS106689 - 0002

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