



**Finedon Road, WELLINGBOROUGH NN8 4AQ**

**welcome to**

## **Finedon Road, WELLINGBOROUGH**

A deceptive three bedroom EOT property benefiting from three generous bedrooms, two reception rooms, conservatory, double glazing and gas radiator, central heating and early viewing recommended.

### **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**

Double glazed door and window to the front aspect, stairs rising to first floor landing, built in understairs cupboard and radiator.

### **Lounge**

Double glazed bay window to the front aspect, feature fireplace with tiled hearth, double door to diner and radiator.

### **Dining Room**

Double glazed patio door to the rear aspect, feature fireplace with tiled hearth, wood flooring, coving to ceiling and radiator.

### **Kitchen**

Double glazed window to the rear aspect, kitchen comprising stainless steel sink and drainer unit with worksurfaces over, wall and base storage units, plumbing for washing machine, oven with gas hob and cooker hood over, built in dishwasher and fridge/ freezer.

### **Conservatory**

UPVC conservatory, double glazed door to the side aspect, double glazed windows to side and rear aspect.





### **First Floor Landing**

Hatch to loft space with ladder part board, doors leading to all rooms and bathroom.

### **Bedroom One**

Double glazed bay window to front aspect, built in airing cupboard with gas boiler, coving to ceiling and radiator.

### **Bedroom Two**

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

### **Bedroom Three**

Double glazed window to the front aspect, coving to ceiling and radiator.

### **Bathroom**

Suit comprising bath with screen and shower over, vanity wash hand basin, low level WC, tiling to splash back areas, double glazed obscured window to the rear aspect and radiator.

### **Externally**

#### **Front**

Enclosed, mainly laid to lawn and paved pathway leading to front door.

#### **Rear Garden**

Mainly laid to lawn, paved pathway leading to conservatory door and fully enclosed with fencing and pedestrian access to the side aspect leading to front.



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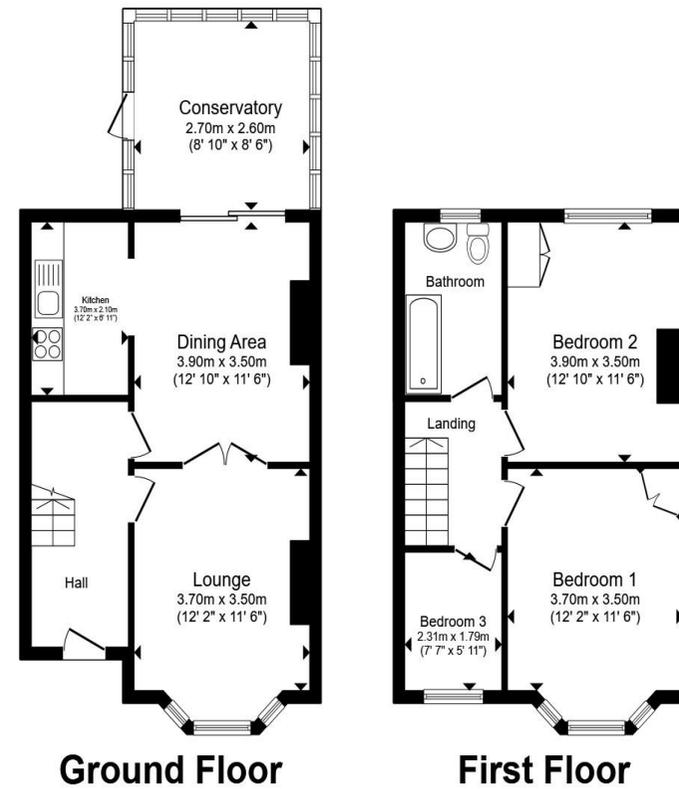
## Finedon Road, WELLINGBOROUGH

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Sale by Modern Method Auction
- Buyers fees apply

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

guide price

**£200,000**



Total floor area 91.3 m<sup>2</sup> (982 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](http://www.propertybox.io)



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Property Ref:  
WBR114198 - 0003

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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