



Pemberton Street, Rushden NN10 9TW

welcome to

Pemberton Street, Rushden

This Three bedroom End of Terrace home situated in Rushden. To the ground floor you will find; entrance hall, lounge, dining room, kitchen and bathroom. On the first floor are the Three bedrooms. Externally there is a rear garden with gated access.



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 and door to the lounge.

Lounge

10' 6" max x 9' 5" (3.20m max x 2.87m)
Double glazed window to the front aspect, fireplace, radiator, stairs rising to the first floor landing and door to the dining room.

Dining Room

13' 8" max x 9' 11" (4.17m max x 3.02m)
Double glazed window to the rear aspect, fireplace, radiator and door to the kitchen.

Kitchen

10' 10" x 7' 3" (3.30m x 2.21m)
Fitted kitchen comprising a range of matching wall and base units with work surfaces over, sink and drainer, splash backs, electric oven and gas hob with cooker hood over, space for fridge/freezer, double glazed window to the side aspect, radiator, central heating boiler and double glazed door to the side aspect.

Utility

7' 5" x 4' 2" (2.26m x 1.27m)
Accessed from the garden, base units with work surfaces over, sink and drainer, splash backs, plumbing for washing machine.

Bathroom

Two double glazed window to the side aspect, WC, wash hand basin, bath with shower over, aqua board and radiator.

First Floor Landing

Stairs rising from the lounge, doors to the bedrooms.

Bedroom One

14' 4" max x 9' 11" (4.37m max x 3.02m)
Double glazed window to the front aspect and radiator.

Bedroom Two

14' 6" x 13' 3" max (4.42m x 4.04m max)
Double glazed window to the rear aspect, radiator and door to bedroom three.

Bedroom Three

12' 8" x 8' 1" max (3.86m x 2.46m max)
Double glazed window to the side aspect and radiator.

Externally

Rear Garden

Patio providing a seating area, gravel area and enclosed with fence.



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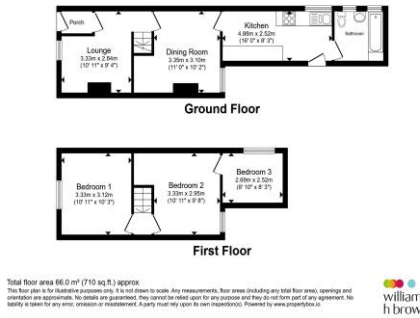
- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- NO ONWARD CHAIN
- THREE BEDROOMS

Tenure: Freehold EPC Rating: D

Council Tax Band: A

guide price

£160,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
RSD110209 - 0004

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