

for sale

guide price **£160,000** Freehold



West Ridge Northampton NN2 7RA

Offered to the market and in need of modernisation is this three bedroom end of terrace property, ideally located in the popular location of Kingthorpe. With NO UPWARD CHAIN, viewing is highly advised to fully appreciate.

- Energy Rating: Awaited
- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply

Property Details

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

Door to the front elevation with a further door opening to the living room. Wall mounted radiator and stairs rising to the first floor landing.

Living Room 13' 5" x 13' max (4.09m x 3.96m max)

Window to the front elevation. Wall mounted radiator and connecting door to the kitchen.

Kitchen 16' 1" x 6' 3" plus recess (4.90m x 1.91m plus recess)

Wall and base level units. Sink and drainer, space for free standing cooker and fridge freezer. Window and door to the rear elevation.

First Floor Landing

Stairs rise from the entrance hall. Doors lead off to three bedrooms, a wet room and the shower room.

Bedroom One 12' 6" x 10' 10" plus recess (3.81m x 3.30m plus recess)

Window to the front elevation. Central heating boiler and wall mounted radiator.

Bedroom Two 8' 2" x 7' 2" door plus recess (2.49m x 2.18m door plus recess)

Window to the rear elevation and wall mounted radiator.

Bedroom Three 9' 2" x 7' 10" (2.79m x 2.39m)

Two windows to the front elevation and wall mounted radiator.

Wet Room

Shower, low level flush w.c and wash hand basin. Opaque window to the rear elevation.

Shower Room

Shower cubicle and opaque window to the rear elevation.

Outside

Front Garden

Retaining hedging and gated pathway to the front door. Gated driveway leading to the wooden constructed garage/storage shed.

Garage/ Storage Shed

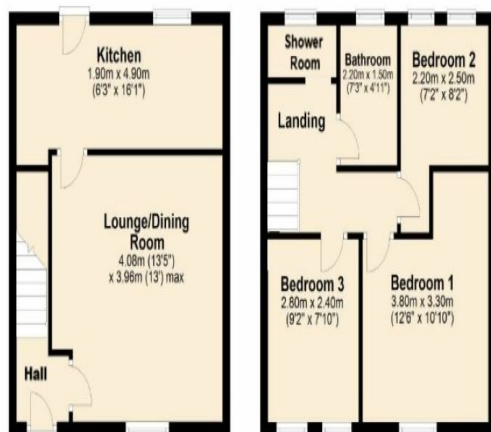
Of wooden construction and able to park a car in, with courtesy door providing access to the rear garden.

Rear Garden

Laid to paved slabs. Gated access to the side and courtesy door to the garage/storage shed. Further storage shed and retaining timber fencing and hedging.

Council Tax Banding

A



Ground Floor

First Floor

To view this property please contact Connells on

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 NORTHAMPTON NN2 7SL

Property Ref: KTP408311 - 0003

Tenure:Freehold EPC Rating: Awaited

Council Tax Band: A

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 will be 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, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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