

for sale

guide price **£190,000**



Swyncombe Green Hartwell Northampton NN7 2JA

Rarely available two bedroom semi detached bungalow with garage and driveway in the popular village of Hartwell, situated near local amenities. Offered to the market with no upward chain.

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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

UPVC opaque glazed door to the front elevation with complimentary UPVC opaque double glazed window to the side of the front door. Further doors lead off to the living/dining room and kitchen.

Living/ Dining Room

UPVC double glazed picture window to the front elevation. Wall mounted radiator, coving to ceiling and connecting door to the inner hallway.

Kitchen

Fitted kitchen with a range of wall and base level units along with a larder unit. Stainless steel sink and drainer with swan neck mixer tap over, and set into a work surface with complimentary tiling to splash back areas. free standing cooker, plumbing for washing machine and space for upright fridge/freezer. Newly fitted Worcester Bosch central heating boiler, wall mounted radiator, UPVC double glazed window to the side elevation and connecting door to the living/dining room.



Inner Hallway

Doors lead off to two double bedrooms and the shower room. Airing cupboard housing the hot water cylinder.

Bedroom One

Double rooms with UPVC double glazed patio doors to the rear elevation and leading out to the rear garden. Built-in wardrobe/storage cupboard, coving to ceiling and wall mounted radiator.

Bedroom Two

Double room with UPVC double glazed window to the rear elevation, coving to ceiling and wall mounted radiator.

Shower Room

Re-fitted three piece white suite comprising, walk-in shower, pedestal wash hand basin, low level flush w.c and complimentary tiling to splash back areas. Extractor fan, wall mounted radiator, chrome heated towel rail and UPVC opaque double glazed window to the side elevation.

Outside

Garage/ Parking

Single garage with up and over door with off road parking set to the front.

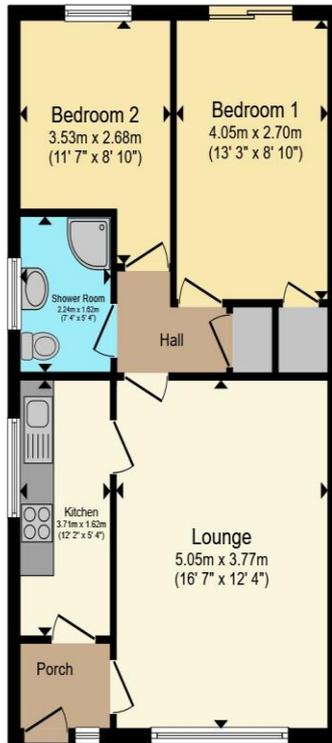
Front Garden

Mainly laid to lawn with pathway leading to the front door, and gated access to the side leading to the rear garden.

Rear Garden

Mainly laid to lawn with retaining hedging and timber fencing, paved patio area and gated access to the side leading to the front of the property.





Floor Plan

Total floor area 56.2 m² (605 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



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Property Ref: WFL408612 - 0002

Tenure:Freehold EPC Rating: C

Council Tax Band: B

view this property online connells.co.uk/Property/WFL408612



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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