



Ruskin Road, Northampton NN2 7SY

welcome to

Ruskin Road, Northampton

The property is being sold via the Modern Method of Auction and can be purchased with a mortgage (subject to the property and mortgage valuation).



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 door to the front aspect, stairs rising to first floor landing and doors leading to:

Lounge

15' 9" x 10' 9" (4.80m x 3.28m)

Double glazed window to the front aspect, radiator and double glazed window to the rear aspect.

Kitchen

13' 6" x 7' 5" (4.11m x 2.26m)

Fitted kitchen comprising wall and base units with wood effect work surfaces over, stainless steel sink and drainer unit with mixer tap over, tiling to splashback areas, electric oven and gas hob with stainless steel cooker hood over, plumbing for washing machine, space for fridge/ freezer, door to under stairs cupboard, two double glazed windows to the rear aspect and door to the side aspect leading to rear garden.

First Floor Landing

Stairs rising from entrance hall, access to loft space and doors leading to all bedrooms.

Bedroom One

16' 6" x 7' 6" (5.03m x 2.29m)

Double glazed window to the front aspect and radiator.

Bedroom Two

11' 1" x 9' 7" (3.38m x 2.92m)

Double glazed window to the rear aspect and radiator.

Bedroom Three

10' 7" x 6' 4" (3.23m x 1.93m)

Two double glazed windows to the front aspect and radiator.

Bedroom Four

Double glazed window to the rear aspect, radiator.

Bathroom

11' x 6' 1" (3.35m x 1.85m)

Suite comprising bath with mixer tap and handheld shower attachment over, wash hand basin, low level WC, fully tiled and double glazed obscured window to the front aspect.

Externally

Front

Open frontage mainly laid to lawn with pathway leading to front door.

Rear Garden

Mainly laid to lawn with paved patio area for seating and fully enclosed with timber fencing.



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- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Chain Free
- Mortgage Advice for Modern Auction Available

Tenure: Freehold EPC Rating: D

Council Tax Band: A

guide price

£200,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
KIN109165 - 0004

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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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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