



**Kennet Close, WELLINGBOROUGH NN8 5ZP**

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## **Kennet Close, WELLINGBOROUGH**

Situated in a cul-de-sac position in the popular Gleneagles development this two bedroom modern mid terrace benefits from good order throughout, double glazing central heating, separate garage and driveway and offered with no chain.

### **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 radiator.

### **Lounge**

Double glazed window to the front aspect, stairs rising to first floor landing and two radiators.

### **Kitchen**

Fitted kitchen comprising wall and base units with worksurfaces over, inset sink and stainless steel drainer unit inset to worksurfaces, plumbing for washing machine, built in understairs storage cupboard, built in oven and hob with cooker hood over, double glazed window and double glazed obscured door to the rear aspect.





### **First Floor Landing**

Stairs rising from lounge, built in storage cupboard and access to loft space.

### **Bedroom One**

Two double glazed windows to the front aspect and radiator.

### **Bedroom Two**

Double glazed window to the rear aspect and radiator.

### **Wet Room**

Suite comprising shower, wash hand basin, low level WC, tiling to splash back areas, extractor fan and double glazed obscured window to the rear aspect.

### **Externally**

#### **Front**

Mainly laid to lawn with patio pathway leading to front door.

#### **Rear Garden**

Enclosed with fencing, mainly laid to lawn, shrub and floral borders, paved patio area and rear pedestrian access.

#### **Parking**

Garage in block



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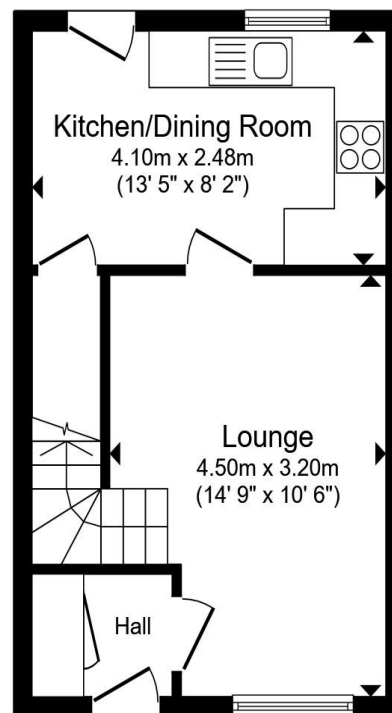
## Kennet Close, WELLINGBOROUGH

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- In the popular Gleneagles development
- Spacious two bedroom mid terrace

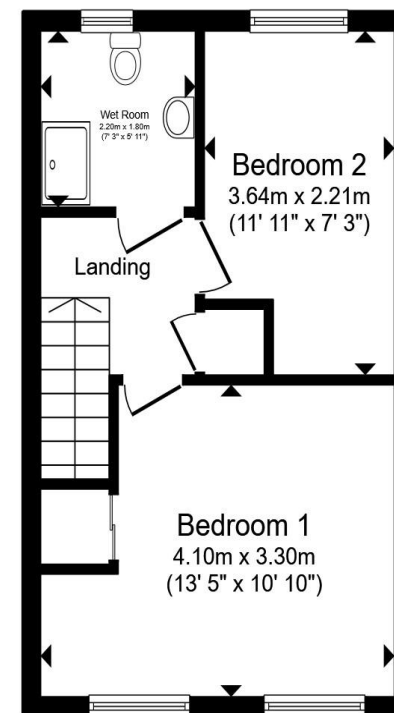
Tenure: Freehold EPC Rating: C  
Council Tax Band: B

guide price

**£145,000**



Ground Floor



First Floor

Total floor area 57.9 m<sup>2</sup> (623 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:  
WBR114293 - 0004

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