



Connells

Kingsley Park Terrace
Northampton



Property Description

A spacious Town Centre property with traditional features, situated in a convenient location close to neighbourhood stores.

This attractive property offers spacious and versatile accommodation throughout, combining character features with modern living. With local bus routes and plenty of shops and restaurants close by, this property really offers it all, making it ideal for first time buyers or investors.

You are welcomed with a large entrance hall leading into the ground floor of the property, where you will find a small kitchenette and wc.

The first floor of the property benefits from a generously proportioned living room with a feature fireplace and large windows that provide an abundance of natural light. The first floor also boasts a well-appointed fitted kitchen with an extensive range of wall and base units, ample worktop space and room for a dining table. The fitted family bathroom has a modern white finish including a shower, wash basin and wc. The first double bedroom is also on this level. Stairs rise to the second floor which offers another two generously sized bedrooms with traditional beams and features.

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 Porch

Enter via door to the front aspect into entrance hall.

Entrance Hall

Understairs storage cupboard. Wall mounted radiator.

Kitchenette

Base units and worksurfaces. Sink and drainer unit. Boiler.

Utility

Double glazed window and door to the rear aspect.

Wc.

Low level WC and wash hand basin.

1st Floor Landing

Stairs rising up.

Living Room

Three double glazed windows to the front aspect. Wall mounted radiator.

Kitchen

Wall and base units. Worksurfaces. Sink and drainer unit. Gas hob and oven with extractor hood over. Double glazed window to the rear aspect.

Bedroom One

Double glazed window to the side and rear aspect. Wall mounted radiator.

Shower Room

Shower, wash hand basin and low level WC. Double glazed window to the side aspect. Wall mounted radiator.

2nd Floor Landing

Stairs rising up.

Bedroom Two

Double glazed window to the front aspect. Wall mounted radiator.

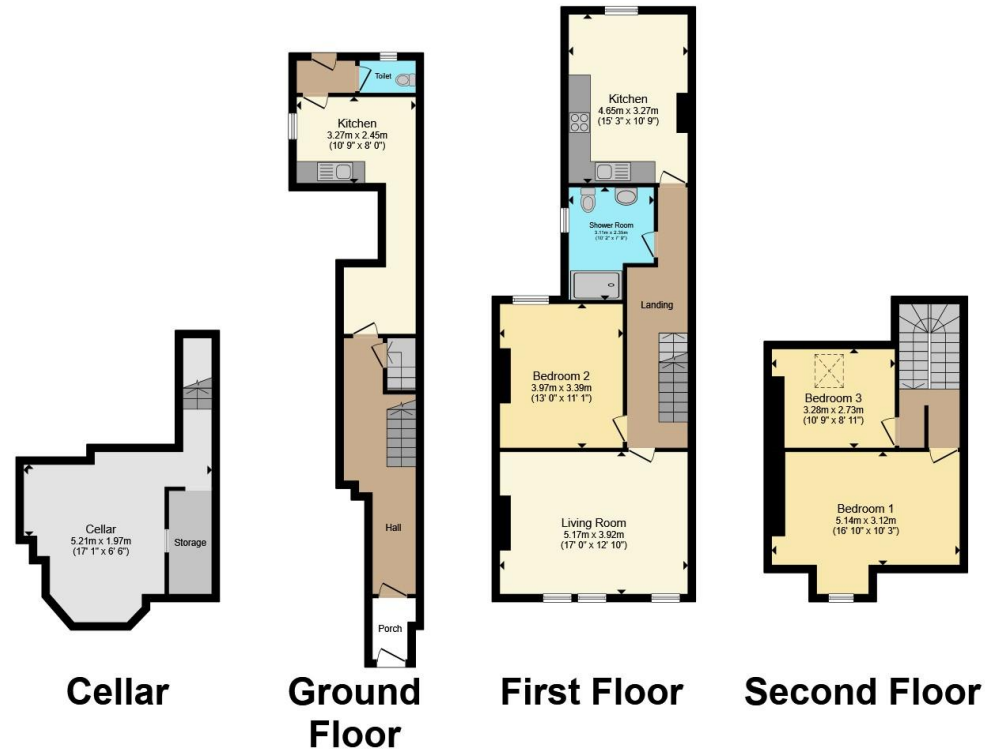
Bedroom Three

Skylight window. Wall mounted radiator.









Total floor area 152.8 m² (1,644 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



To view this property please contact Connells on

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6 Wood Hill
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EPC Rating: Council Tax
 Awaited Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/NHT415208



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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