



Gold Street, Wellingborough NN8 4QT

welcome to

Gold Street, Wellingborough

A deceptive two/three bedroom mid terrace with cellar and office/garden room. The property benefits from, two reception rooms, two kitchens, en-suite to master, double glazing, gas central heating 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 part obscure door to the front aspect, stairs rising to first floor landing and radiator.

Lounge

Double glazed bay window to front, radiator, meter cupboard with wall mounted electricity meter.

Dining Room

Double glazed window to the rear aspect, feature fireplace, coving to ceiling, dado rail and radiator.

Inner Hall

Double glazed door to the side aspect.

Kitchen

Kitchen comprising one and a half bowl single drainer sink unit inset to work surface, range of base and wall mounted storage units, boiler, built-in oven, hob and extractor hood, plumbing for washing machine, tiling to splash back areas, radiator and double glazed windows to rear and side aspect

Shower Room

Built-in shower cubicle, low level WC, wall mounted wash hand basin, tiling to splash back areas.

First Floor Landing

Access to first floor accommodation, coving to ceiling.

Bedroom One

Double glazed window to the front aspect, feature fireplace, radiator. Kitchen Area: Double glazed window to front, single drainer stainless steel sink unit with cupboard under.

En-Suite

Suite comprising built-in shower cubicle, low level WC, wall mounted wash hand basin, tiled splash backs and extractor fan.

Bedroom Two

Double glazed window to the rear aspect and radiator.

Kitchen

Fitted kitchen comprising single drainer stainless steel sink unit, range of base and wall mounted storage units, breakfast bar, radiator, wall mounted extractor hood, tiled splash backs and double glazed window to the side aspect.

Bathroom

Suite comprising panelled bath, low level WC, pedestal wash hand basin, radiator and double glazed obscured window to the rear aspect.

Externally

Rear Garden

Steps down to rear garden. Laid to lawn, in need of cultivation, side pedestrian access.

Cellar

Split level with light, wall mounted gas meter.

Home Office/Garden Room

Double glazed window to side, radiator.

Utility Cupboard

Double glazed door to side storage cupboard with plumbing for washing machine and plumbing for WC.



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- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Two/three bedroom mid terrace
- Two reception rooms

Tenure: Freehold EPC Rating: D

Council Tax Band: A

guide price

£150,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
WBR114378 - 0005

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