

Connells

Booth Close
Pattishall Towcester

# Booth Close
# Pattishall Towcester NN12 8JP

for sale guide price
**£160,000**







## Property Description

TWO-BEDROOM MID-TERRACE HOME | OFF-ROAD PARKING | GENEROUS REAR GARDEN | VACANT POSSESSION

An excellent opportunity for first-time buyers and investors alike, this two-bedroom mid-terrace property offers well-proportioned accommodation, off-road parking and a generous rear garden. Offered with vacant possession, the property is ready for its new owner to make it their own.

The accommodation comprises a good-sized lounge, providing plenty of space for relaxing and entertaining, together with a fitted kitchen overlooking and providing access to the rear of the property.

To the first floor are two well-proportioned bedrooms together with the family bathroom.

Outside, the property benefits from off-road parking to the front. To the rear is a particularly good-sized enclosed garden, predominantly laid to patio for easy maintenance, with an area of lawn and a useful garden shed providing additional storage.

The property is conveniently positioned for access to nearby local amenities and surrounding communities, making it a practical choice for both owner-occupiers and prospective landlords.

With its two-bedroom accommodation, parking, generous outside space and the benefit of vacant possession, this is a great opportunity for a first-time buyer looking to get onto the property ladder or an investor seeking an addition to their portfolio.

Viewing is highly recommended to appreciate the accommodation and outside space on offer.

## 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

Laminate flooring. Doors to accommodation. Large storage cupboard.

## Kitchen

Range of wall and base units. Stainless Steel sink and drainer. Window to rear access. Space for appliance and built in oven and hob.

## Lounge

Laminate wood flooring. Window and door to rear garden. Stairs raising to first floor.

## Landing

## Bedroom 1

Window to front aspect.

## Bedroom 2

Window to rear aspect.

## Family Bathroom

WC, Sink and Bath. Window to rear aspect.

## Outside

## Front

Large parking area for several vehicle.

## Rear Garden

Mainly laid to lawn with patio area and shed.

## Agents Note

Please be aware that in line with UK regulatory requirements, if your offer is successful, we will require ID and proof of addresses from all buyers prior to formally processing any accepted offers. An AML fee of £80 (Including VAT) is also payable at this stage and covers the cost of carrying out the required identify and anti-money laundering checks. Once the payment has been taken and the checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

















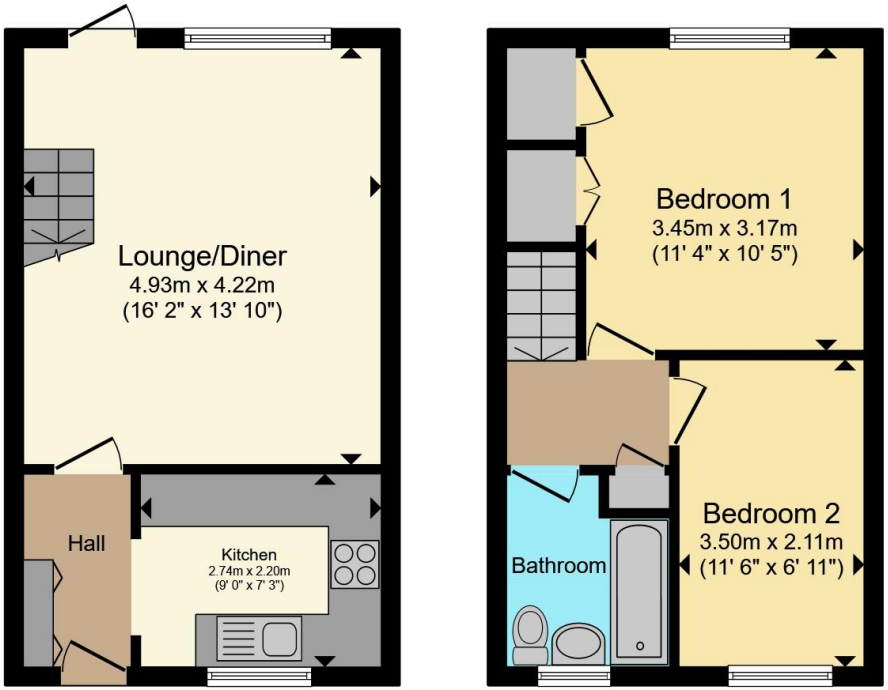


**Ground Floor** **First Floor**

Total floor area 57.4 m² (618 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

Connells

To view this property please contact Connells on

**T 01908 563 993**
**E stonystratford@connells.co.uk**

82 High Street Stony Stratford
MILTON KEYNES MK11 1AH

EPC Rating: E

Council Tax Band: B

Tenure: Freehold

**view this property online connells.co.uk/Property/SSD307740**

The Property Ombudsman

tsi APPROVED CODE TRADINGSTANDARDS.GOV.UK

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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.