



**Kingsley Road, Northampton NN2 7BX**

**welcome to**

**Kingsley Road, Northampton**

Ideally located in Kingsley to benefit from the many local schools, shops, leisure and recreational facilities, this really is a prime location. The town centre is within easy reach with many more shops and Train Station giving direct access to London.



## **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 side aspect, radiator and doors leading to all rooms.

## **Lounge**

Double glazed bay window to the front aspect and radiator.

## **Kitchen**

Fitted kitchen comprising wall and base units with worksurfaces over, sink and drainer unit with mixer tap over, electric oven with induction hob and cooker over, integrated dishwasher, plumbing for washing machine, space for fridge/freezer, double glazed window to the rear aspect and double glazed door to the side aspect leading to rear garden.

## **Bedroom One**

Double glazed window to the rear aspect and radiator.

## **Bedroom Two**

Double glazed window to the front aspect and radiator.

## **Shower Room**

Suite comprising shower with mains shower over, wash hand basin, low level WC, heated towel rail, shower panels and double glazed obscured window to the side aspect.

## **Externally**

### **Front**

Mainly laid to lawn, pathway leading to the front door and fully enclosed with hedging and shrubs.

### **Rear Garden**

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



***view this property online*** [williamhbrown.co.uk/Property/KIN109457](http://williamhbrown.co.uk/Property/KIN109457)



welcome to

## Kingsley Road, Northampton

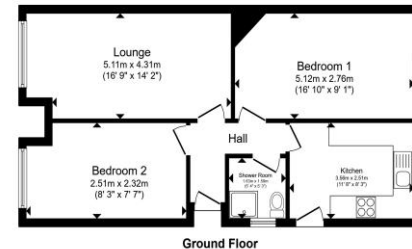
- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Fully Refurbished
- Two Bedrooms

Tenure: Freehold EPC Rating: D

Council Tax Band: B

guide price

**£190,000**



Total floor area 58.0 m<sup>2</sup> (625 sq ft) approx  
This floor plan is illustrative in nature only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), coverings and orientations 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 errors, omissions or misstatements. A survey must always refer to your requirements. Powered by [www.williamhbrown.co.uk](http://www.williamhbrown.co.uk)



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/KIN109457](http://williamhbrown.co.uk/Property/KIN109457)



Property Ref:  
KIN109457 - 0006

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.



william h brown



**01604 719461**



[NorthamptonNorth@williamhbrown.co.uk](mailto:NorthamptonNorth@williamhbrown.co.uk)



74 Kingsley Park Terrace, Kingsley,  
NORTHAMPTON, Northamptonshire, NN2 7HH



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**