



Clare Street, Northampton NN1 3JE

welcome to

Clare Street, Northampton

A two-bedroom mid-terraced property located on Clare Street, offering spacious open plan lounge and dining accommodation, a galley-style kitchen with access to the rear garden, and two double bedrooms with an upstairs family bathroom, presenting an excellent opportunity for investors or buyers.

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.

Lounge / Diner

A spacious front lounge offering great space, creating a central focal point and providing a comfortable main living area with scope for modernisation and an open plan dining area positioned to the rear, providing a flexible space for dining or additional seating, with natural light from the rear window and direct access towards the kitchen.

Kitchen

A compact galley-style kitchen fitted with a range of wall and base units, offering worktop space and access to the rear garden, with clear potential for upgrade or reconfiguration.

First Floor

Bedroom One

A well-proportioned double bedroom positioned at the front of the property, offering ample space for furnishings and good natural light.

Bedroom Two

A double bedroom located to the rear, providing a functional layout and suitable accommodation for guests, family or tenants.

Bathroom

An upstairs bathroom fitted with a three-piece suite including bath with shower over, wash hand basin and WC, with tiled walls and scope for refurbishment.

Rear Garden

A good-sized rear garden currently in a natural state, offering excellent scope for landscaping and improvement to create an attractive outdoor space.





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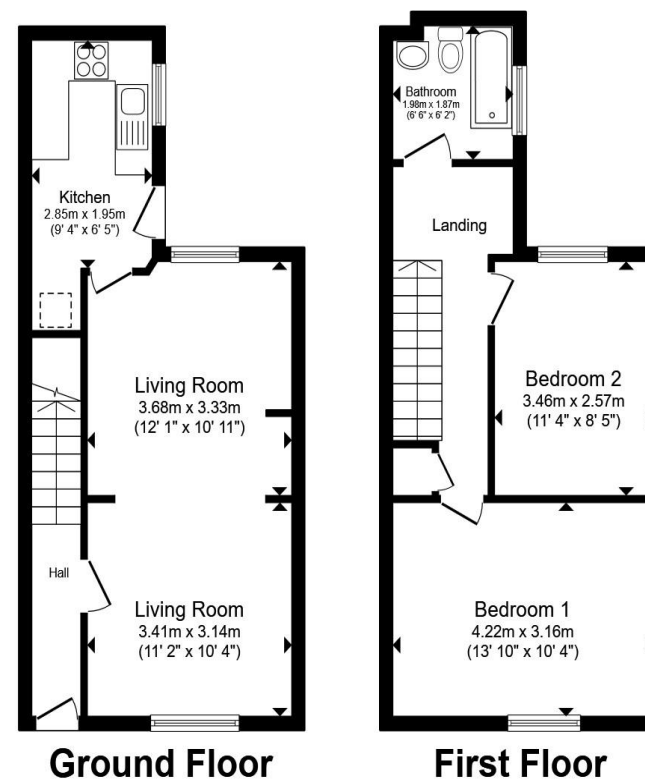
Clare Street, Northampton

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

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

guide price

£150,000



Total floor area 69.8 m² (751 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



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Property Ref:
NMS115842 - 0004

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