



Portland Road, Rushden NN10 0DP

welcome to

Portland Road, Rushden

This Three bedroom Detached Bungalow with driveway providing off road parking and garage; comprises, entrance porch and hall, lounge, kitchen, Three bedrooms and the bathroom. Externally the rear garden is laid with lawn has a patio providing a seating area and fence enclosing.



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

Entered via double glazed French doors to the front aspect, double glazed windows to the front aspect and a door in to the entrance hall.

Entrance Hall

Entered via door from the porch, access to the roof space via drop down ladder leading to a boarded loft, storage cupboard, radiator and doors to all rooms.

Lounge

Double glazed window to the front aspect, fireplace with gas fire, radiator and television point.

Kitchen

Fitted kitchen comprising a range of matching wall and base units with work surfaces over, sink and drainer, splash backs, space for cooker with cooker hood over, plumbing for washing machine, space for fridge or freezer and double glazed window to the side aspect.

Lean To

Windows and French doors to the rear aspect.

Bedroom One

Double glazed window to the rear aspect and radiator.

Bedroom Two

Double glazed window to the rear aspect and radiator.

Bedroom Three

Double glazed window to the side aspect and radiator.

Bathroom

Double glazed window to the side aspect, WC, wash hand basin, bath with shower over, part tiling and electric wall heater.

Externally

Front

Low wall, drive and paving.

Rear Garden

Mainly laid to lawn, patio providing a seating area, mature planting, shed and fence enclosing the garden.

Garage

Accessed via roller door then an up and over door from the driveway.



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- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- NO ONWARD CHAIN
- DETACHED BUNGALOW

Tenure: Freehold EPC Rating: D

Council Tax Band: B

guide price

£240,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
RSD110238 - 0003

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