



Blaydon Walk, Wellingborough NN8 5YU

welcome to

Blaydon Walk, Wellingborough

For sale by modern method of auction is this established three bedroom semi detached home, complete with a single garage at the rear. Benefits include modern central heating, double glazing, a refitted kitchen with oven and hob.

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 front aspect, understairs storage cupboard, radiator and stairs rising to first floor landing.

Lounge

Double glazed window to the front aspect and radiator.

Kitchen

Fitted kitchen comprising wall and base units, stainless steel sink and drainer unit with worksurfaces over, space for fridge/ freezer and washing machine, free standing electric oven and electric hob with extractor over and double glazed window and patio doors to the rear aspect.





First Floor Landing

Stairs rising from entrance hall, double glazed window to the side aspect, cupboard for CH boiler and access to loft space.

Bedroom One

Double glazed window to the rear aspect, fitted wardrobes and radiator.

Bedroom Two

Double glazed window to the front aspect and radiator.

Bedroom Three

Double glazed window to the front aspect and radiator.

Bathroom

Suite comprising bath with electric shower over, wash hand basin, low level WC, tiling to splash back areas, radiator and double glazed window to the rear aspect.

Externally

Front

There is an open plan frontage with side access to the rear garden.

Rear Garden

Enclosed with fencing with lawn and seating area, gated access to the path at the rear leading to a single garage 'en block'



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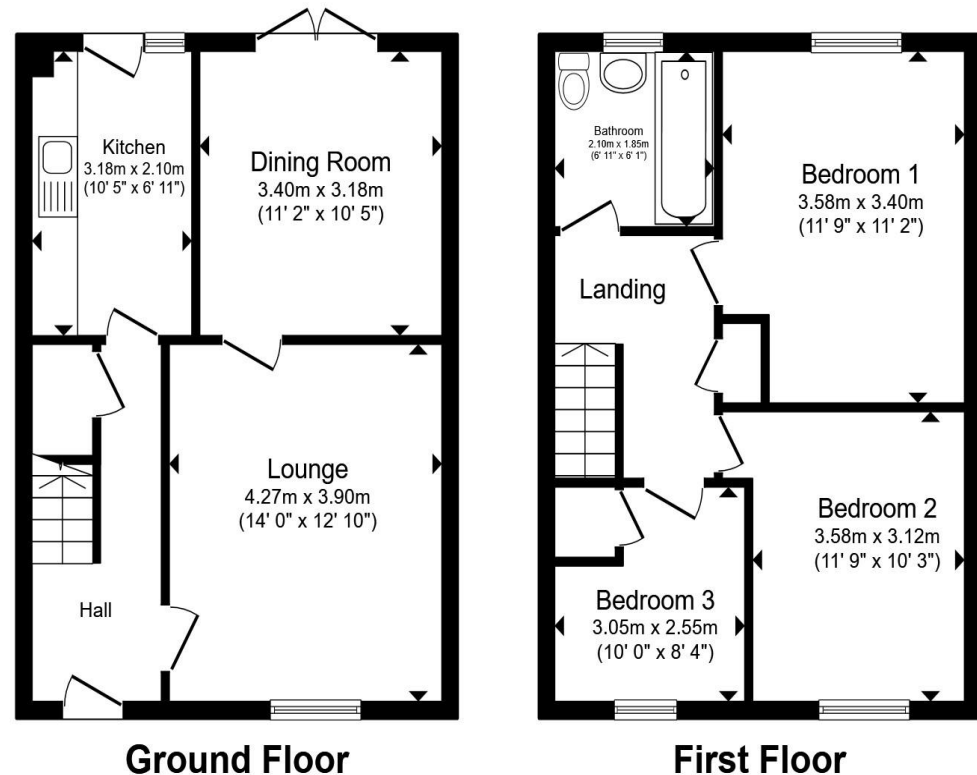
- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- For sale by modern method of auction
- Three bedroom semi detached with single garage

Tenure: Freehold EPC Rating: C

Council Tax Band: B

guide price

£210,000



Total floor area 83.6 m² (900 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:
WBR114447 - 0002

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01933 276622



wellingborough@williamhbrown.co.uk



5 Sheep Street, WELLINGBOROUGH,
Northamptonshire, NN8 1BL



williamhbrown.co.uk