

Halford Street, Thrapston

£171,000 Guide Price Freehold

Sharman Quinney

Key Features

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- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Two Spacious Double bedrooms - END OF CHAIN
- Fitted Kitchen - Ground Floor Guest Cloakroom

The property is arranged over two floors, whilst benefitting from gas fired central heating and double glazing. The ground floor consists of lounge with Victorian styled feature fireplace incorporating a Wood burner Stove and attractive low-level fitted cabinetry to the chimney recesses either side, providing useful storage. A central staircase and small connecting mid-hallway with wooden panel door connecting to the open plan kitchen/dining space.

The Kitchen benefits from cream shaker style wall and base cabinetry, with tile splash areas and contrasting work surfaces over, with space for free standing cooker and dishwasher. There's amble space for a dining table and under stairs storage cupboard. Adjoining the kitchen is a utility room with wall and base cabinetry matching the kitchen and a guest cloakroom/w.c., with door to the rear garden.

The first-floor accommodation offers two double bedrooms, both retain Victorian feature fireplaces for character. The three-piece bathroom comprises p shape bath with glass screen and electric shower over, with tile walls and flooring.

The Garden, offers spacious immediate patio and lawn, enclosed by timber fencing and timber tool







shed to the rear.

About Location
The market town of Thrapston, has an abundance of local amenities available including High Street with shops and a supermarket. Leisure centre, country walks, sailing club and local countryside walks. Wider retail facilities at "Rushden Lakes "development just a short drive away and provides and a Waitrose store. Other entertainment amenities also include a multi-screen cinema and several restaurants.

Thrapston is conveniently located for the major road network links of the A45 leading to the A14, M1 and M6 and train stations at Wellingborough, Corby, Huntington and Kettering allow access to the capital within the hour.

Contact Sharman Quinney to arrange a viewing today to view this family home - with location appeal, in a quiet and desirable residential setting.

Measurements
Accommodation Includes:

Ground Floor
Entrance Hall - 2.00m x 2.00m (6'7" x 6'7")
Lounge - 3.38m x 3.35m (11'1" x 11')
Kitchen/Diner-3.38m x 3.35m (11'1" x 11')
Utility Room - 2.90m x 2.11m (9'6" x 6'11")
Cloakroom

First Floor
Landing
Bedroom One - 3.38m x 2.67m (11'1" x 8'9")
Bedroom Two - 3.38m x 2.67m (11'1" x 8'9")
Bathroom

Outside
A courtyard garden, with gated pedestrian side access. Steps up to paved area with further lawn to rear
Agents Note: Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed,





the fee cannot be refunded, even if the property purchase does not go ahead.

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.

We currently hold lease details as displayed above, should you require further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.

To view this property call Sharman Quinney on:
01832 735589

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SCAN ME



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The Property Ombudsman