

Make the right move!

GROUND FLOOR
453 sq.ft. (42.1 sq.m.) approx.

1ST FLOOR
453 sq.ft. (42.1 sq.m.) approx.



TOTAL FLOOR AREA : 906 sq.ft. (84.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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PROPERTY MISDESCRIPTIONS ACT 1991

The Agents have not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The Agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.

2 Prentice Court, Northampton. NN3 8XS.

£150,000 Freehold

Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £150,000.

Edward Knight Estate Agents are delighted to offer for sale this well presented three bedroom mid terrace property. The accommodation comprises, hallway, lounge/diner, kitchen and Wc. To the first floor are three bedrooms and a family bathroom. To the front is a driveway providing off road parking and a private rear garden. Further benefits include double glazed windows and doors and gas radiator heating. Early viewing is highly recommended.

Ground Floor

Hallway

Entry via Upvc door. Large under stairs storage cupboard. Stairs leading to the first floor. Opening into:

Lounge/Diner

21' 6" x 11' 5" (6.55m x 3.48m) Double glazed sliding door to the rear aspect. Opening into:

Kitchen

9' 9" x 8' 9" (2.97m x 2.67m) Fitted kitchen suite comprising of a range of base and eye level units with contrasting work surface mounted over. Inset one and a half bowl unit with mixer tap over. Fitted electric oven. Large pantry cupboard. Fitted hob with extractor built over. Space and plumbing for washing machine, fridge/freezer. Radiator. Double glazed window to the front aspect.

WC

Two piece suite comprising: Low flush Wc. Wall mounted sink. Obscured double glazed window to the front aspect.

First Floor

Landing

Doors into:

Bedroom One

11' 5" x 10' 8" (3.48m x 3.25m) Double glazed window to the rear aspect.

Bedroom Two

11' 5" x 10' 4" (3.48m x 3.15m) Double glazed window to the rear aspect.

Bedroom Three

9' 9" x 8' 5" (2.97m x 2.57m) Double glazed window to the front aspect. Built in storage cupboard.

Bathroom

Three piece suite comprising: Low flush Wc. Pedestal wash hand basin. Panelled bath with shower over. Obscured double glazed window to the front aspect.

Externally

Front Garden

Pathway leading to the front entrance lawn to the side and off road parking.

Rear Garden

Enclosed rear garden mostly laid to patio.

Auctioneer Additional Comments

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are

referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction.

In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.

Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

A Legal Pack associated with this particular property is available to view upon request and contains details

relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

Auctioneers Additional Comments

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.

