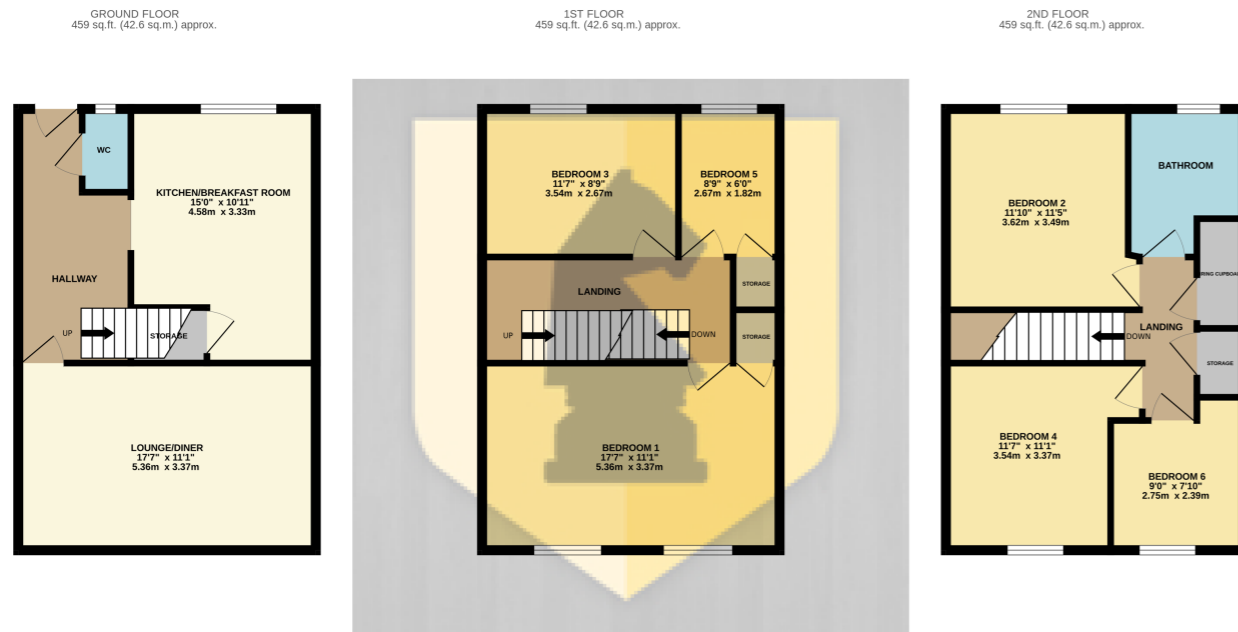


Make the right move!



TOTAL FLOOR AREA: 1376 sq.ft. (127.9 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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42 South Holme Court, Northampton. NN3 8AL.

£175,000 Freehold

Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £175,000

Edward Knight Estate Agents are delighted to offer for sale this three story, six bedroom end of terrace property. The accommodation comprises, hallway, kitchen/breakfast room, lounge/diner and Wc. To the first floor are three bedrooms, rising to the second floor are a further three bedrooms and a family bathroom. To the rear is a private rear garden. Further benefits include double glazed windows and doors and gas radiator heating. Early viewing is highly recommended. Council Tax Band: B

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.

Ground Floor

Hallway

Entry via a UPVC door. Radiator. Stairs leading to the first floor. Doors into:

Kitchen

10' 7" x 15' 0" (3.23m x 4.57m) Fitted kitchen suite comprising of a range of base level units with contrasting work surface mounted over. Inset one and a half bowl unit with mixer tap over. space for freestanding oven. Space and plumbing for washing machine, fridge/freezer. Radiator. Double glazed window to the front aspect.

Lounge/Diner

17' 7" x 11' 1" (5.36m x 3.38m) UPVC double glazed window to the rear aspect. UPVC double glazed double doors to the rear aspect. Radiators.

WC

Two piece suite comprising: Low flush Wc. Wash hand basin. Radiator. Obscured double glazed window to the front aspect.

First Floor

Landing

Stairs leading to the second floor. Doors into:

Bedroom One

17' 7" x 11' 1" (5.36m x 3.38m) UPVC double glazed windows to the rear aspect. Radiator. Built in wardrobe.

Bedroom Four

11' 5" x 8' 9" (3.48m x 2.67m) Double glazed window to the front aspect. Radiator.

Bedroom Five

8' 9" x 5' 11" (2.67m x 1.80m) Double glazed window to the front aspect. Radiator. Built in storage cupboard.

Second Floor

Landing

Airing cupboard. Storage cupboard. Doors into:

Bedroom Two

11' 9" x 10' 9" (3.58m x 3.28m) Double glazed window to the front aspect. Radiator.

Bedroom Three

11' 1" x 9' 6" (3.38m x 2.90m) Double glazed window to the rear aspect. Built in wardrobe. Radiator.

Bedroom Six

7' 9" x 7' 5" (2.36m x 2.26m) Double glazed window to the rear aspect. Radiator.

Bathroom

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

Externally

Rear Garden

Patio area leading to lawn with a pathway leading to the rear timber gate. Timber built shed.

Auctioneers 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

