

**Auction**

2 bed terraced house to buy in

Monks Hall Road, Northampton,
Northamptonshire, NN1 4LZ

£155,000

 Starting Bid

 x 2  x 1  x 2

Tenure

Freehold

Property features

- ✓ Being Sold via Secure Sale online bidding. Terms & Conditions apply
- ✓ Immediate 'exchange of contracts' available
- ✓ Two Double Bedrooms
- ✓ Four Piece Bathroom
- ✓ EPC Rating E

Key Information

- ✓ Council Tax: Band B
- ✓ EPC Rating: E
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: Cable
- ✓ Mobile signal: Good

Arrange a viewing

Joe Nicholson
Branch Manager
Midlands Auction

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

Being Sold via Secure Sale online bidding. Terms & Conditions apply.

Offered to the market with vacant possession and no onward chain, this two bedroom terraced property, situated in this sought after location, within the heart of Abington. The property would make an excellent first time purchase or investment opportunity, with scope to add value through cosmetic improvement. The accommodation comprises entrance hall, sitting/dining room, modern kitchen and conservatory. To the first floor are two double bedrooms and a refitted four piece bathroom. Outside is an enclosed walled low maintenance rear garden with brick built outbuilding with power. Further benefits gas radiator heating and uPVC double glazing. EPC Rating: E. Council Tax Band: B.

The property benefits from being close to Abington Park, local amenities and transport links.

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.

The advertised price is commonly referred to as a 'Starting Bid' or 'Guide Price' and is accompanied by a 'Reserve Price'. The 'Reserve Price' is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the 'Guide Price' / 'Starting Bid'.

These prices are subject to change

An auction can be closed at any time with the auctioneer permitting for the property (the lot) to be sold prior to the end of the auction.

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 up to 6% inc VAT (subject to a minimum which could be up to £7,200 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.

Council Tax Band: B

Tenure: Freehold

Price: Starting Bid £155,000

Property Type: Terraced House

Parking: None

Construction materials: Brick and block

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: Cable

Mobile signal coverage: Good

PORCH

Enter via wooden door. Tiled floor.

ENTRANCE

uPVC door to front elevation. Stairs rising to first floor. Door to

LOUNGE

3.33m x 3.45m (10'11" x 11'3")

Double glazed box bay window to front elevation. Radiator. Electric fireplace. Meter cupboards. Open to:

DINING ROOM

3.59m x 3.58m (11'9" x 11'8")

Two single glazed windows to conservatory. Single door into conservatory. Door to:

KITCHEN

3.15m x 2.51m (10'4" x 8'2")

A range of wall mounted and base units. Double glazed window to rear elevation. Double glazed uPVC door leading to conservatory. Radiator. Electric hob and oven. Built in extractor. Stainless steel sink and drainer with mixer tap over. Open to larder. Breakfast bar. Built in fridge.

CONSERVATORY

2.59m x 1.83m (8'5" x 6'0")

All windows single glazed. Wooden door into garden.

FIRST FLOOR LANDING

Access to all rooms.

BATHROOM

3.05m x 2.49m (10'0" x 8'2")

Double glazed window to rear elevation. Four piece suite consisting of bath, shower cubicle, wash hand basin in vanity unit and low level WC. Boiler cupboard. Tiled floor and walls. Heated towel rail.

BEDROOM ONE

3.43m x 4.10m (11'3" x 13'5")

Four built in cupboards, Double glazed bay to front elevation. Radiator. Access to loft space.

BEDROOM TWO

4.04m x 2.84m (13'3" x 9'3")

Double glazed window to rear elevation. Radiator. Built in cupboard.

OUTSIDE

FRONT GARDEN

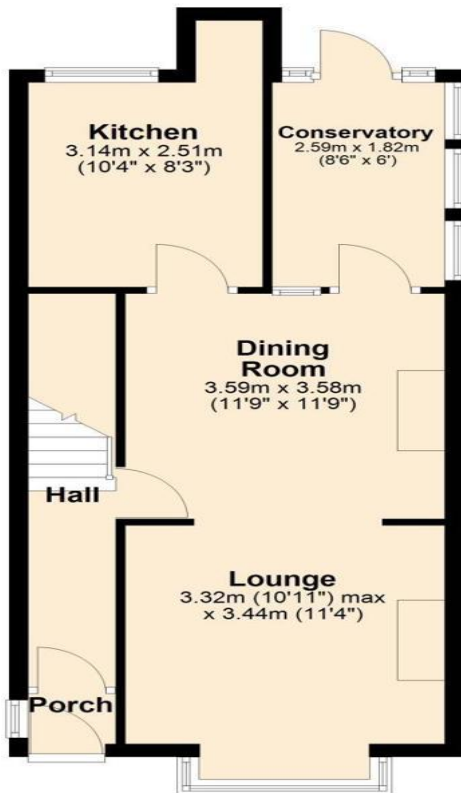
Fenced borders. All paved. Shrubbery.

REAR GARDEN

Side access to service road. Mainly paved. Shrub borders. Brick built outbuilding with power. uPVC door and windows. Scope for garage or off road parking.

Ground Floor

Approx. 45.8 sq. metres (492.7 sq. feet)



First Floor

Approx. 38.7 sq. metres (416.7 sq. feet)



Total area: approx. 84.5 sq. metres (909.3 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		73
(55-68) D		
(39-54) E	51	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Monks Hall Road, Northampton, Northamptonshire, NN1 4LZ

Contact your local branch today for more information on this property:

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