



Minerva Way, Wellingborough NN8 3TR

welcome to

Minerva Way, Wellingborough

For sale by modern method of auction is this vacant three bedroom mid terrace, the property is offered with radiator central heating and modern double glazing, the property does require cosmetic improvement. To the rear is a full width wooden extension with small corner bar.



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 UPVC double glazed door to the front aspect, double glazed window to the front aspect, stairs rising to first floor landing, 1/2 landing understairs cupboard and additional cupboard.

Cloakroom

Suite comprising wash hand basin, low level WC, tiling to splash back areas and double glazed window to the front aspect.

Lounge

Double glazed window to the front aspect, double glazed door to the rear aspect leading to conservatory and two radiators.

Kitchen

Fitted kitchen comprising wall and base units, stainless steel sink and drainer unit, free standing electric oven with gas hob over and cooker hood over, space for fridge/ freezer and washing machine, double glazed window to the rear aspect and double glazed door to the rear aspect leading to conservatory.

Conservatory

Wooden construction, double glazed window to the side and rear aspect and double glazed door to the rear garden.

First Floor Landing

Stairs rising from entrance hall, cupboard with CH boiler, shelved cupboard and access to loft space.

Bedroom One

Double glazed window to the rear aspect and radiator.

Bedroom Two

Double glazed window to the rear aspect and radiator.

Bedroom Three

Double glazed window to the front aspect and radiator.

Bathroom

Suite comprising bath with shower over, wash hand basin, low level WC, chrome towel rail, tiling to splash back areas and double glazed window to the front aspect.

Externally

Front

Enclosed frontage

Rear Garden

Enclosed with fencing, artificial grass and gated rear access leading to an open green area



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- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- No onward chain
- Three bed mid terrace

Tenure: Freehold EPC Rating: C

Council Tax Band: A

guide price

£140,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
WBR114497 - 0003

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