123 -125 High Street, Rushden, Northamptonshire, NN10 0NZ
Tel: 01933 316 131 **Email:** info.rushden@primechoiceproperties.co.uk
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Keswick Drive

, Rushden, NN10 0JJ

By Auction £115,000

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AUCTION ENDED - SOLD For sale by Modern Method of Auction: Starting Bid Price £115,000.00 plus Reservation Fee. Excellent investment opportunity. The property requires renovation throughout but represents an attractive opportunity for an investment landlord or to become a family home. The 3 bedroom semi-detached property is located close to the Town Centre and the new Rushden Lakes Development and the property comprises of an entrance hallway, kitchen, living room and family bathroom. Additional benefits include UPVC Double Glazing throughout and driveway leading to the rear garden.

TO REGISTER YOUR INTEREST, CONTACT THE AUCTION DEPARTMENT OF 'I AM SOLD' ON 0845 5193 126 OR VISIT https://www.iamsold.co.uk/auction/properties/92f9573326ef49f8ac26a4d3024285a9 FOR MORE INFORMATION AND TO BID FOR THE PROPERTY

Entrance Hall
UPVC double glazed door into hall.

Living Room
17'03 x 10'03 (5.18m'0.91m x 3.05m'0.91m)
UPVC double glazed to rear elevation. Door to rear garden.

Kitchen
11'02 x 10'10 (3.35m'0.61m x 3.05m'3.05m)
UPVC double glazed to front elevation. Door to cupboard.

Landing
Access to attic.

Bedroom One
10'11 x 10'09 (3.05m'3.35m x 3.05m'2.74m)
UPVC double glazed to front elevation.

Bedroom Two
11'00 x 08'08 (3.35m'0.00m x 2.44m'2.44m)
UPVC double glazed to rear elevation.

Bedroom Three
08'03 x 07'04 (2.44m'0.91m x 2.13m'1.22m)
UPVC double glazed to rear elevation.

Bathroom
06'00 x 06'00 (1.83m'0.00m x 1.83m'0.00m)
UPVC double glazed to front elevation.

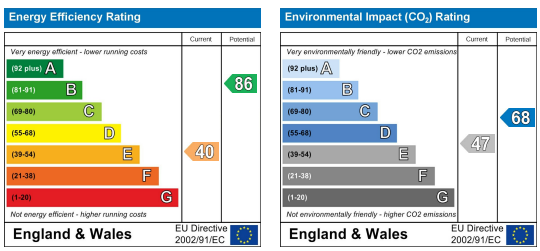
Gardens & Garage
Driveway leads to garage and lawn at rear of property.

Auction Disclaimer
This property is for sale by the Modern Method of Auction which is not to be confused with traditional auction. The Modern Method of Auction is a flexible buyer friendly method of purchase. We do not require the purchaser to exchange contracts immediately, however from the date the Draft Contract is received by the buyers solicitor, the buyer is given 56 days in which to complete the transaction, with the aim being to exchange contracts within the first 28 days. Allowing the additional time to exchange on the property means interested parties can proceed with traditional residential finance. which secures the transaction and takes the property off the market. Fees paid to the Auctioneer may be considered as part of the chargeable consideration for the property and be included in the calculation for stamp duty liability. Further clarification on this must be sought from your legal representative. The buyer will be required to sign an Acknowledgement of Reservation form to confirm acceptance of terms prior to solicitors being instructed. Copies of the Reservation from and all terms and conditions can be found in the Buyer Information Pack which can be downloaded for free from the auction section of our website or requested from our Auction Department. Please note this property is subject to an undisclosed reserve price which is generally no more than 10% in excess of the Starting Bid, both the Starting Bid and reserve price can be subject to change. Terms and conditions apply to the Modern Method of Auction, which is operated by Midlands Property Auction powered by IAM Sold.Upon close of a successful auction or if the vendor accepts an offer during the auction, the buyer will be required to make payment of a non-refundable Reservation Fee of 4.2% to a minimum of £6,000.00 including VAT 4.2% of the final agreed sale price including VAT. This is subject to a minimum payment of £6,000.00 including VAT. which secures the transaction and takes the property off the market. Fees paid to the Auctioneer may be considered as part of the chargeable consideration for the property and be included in the calculation for stamp duty liability. Further clarification on this must be sought from your legal representative. The buyer will be required to sign an Acknowledgement of Reservation form to confirm acceptance of terms prior to solicitors being instructed. Copies of the Reservation from and all terms and conditions can be found in the Buyer Information Pack which can be downloaded for free from the auction section of our website or requested from our Auction Department. Please note this property is subject to an undisclosed reserve price which is generally no more than 10% in excess of the Starting Bid, both the Starting Bid and reserve price can be subject to change. Terms and conditions apply to the Modern Method of Auction, which is operated by Midlands Property Auction powered by IAM Sold. Reservation Fee is in addition to the final negotiated selling price.

Disclaimer
1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2: These particulars do not constitute part or all of an offer or contract.
3: The measurements indicated are supplied for guidance only and as such must be considered incorrect.
4: Potential buyers are advised to recheck the measurements before committing to any expense.
5: Prime Choice Ltd has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
6: Prime Choice Ltd has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

Area Map

Floor Plans

Energy Efficiency Graph


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