



**To be sold via unconditional auction
(28-day exchange + completion)**



✓ **TO BE SOLD BY PROPERTY SOLVERS ONLINE UNCONDITIONAL AUCTION (28-DAY EXCHANGE/COMPLETION)**

- ✓ Investment opportunity in a property requiring full refurbishment
- ✓ Bidding opens on Tuesday 18th January at 12:00 and closes on Monday 24th January at 12:00
- ✓ 2 double bedrooms
- ✓ Spacious front garden
- ✓ Double glazed windows / bay window
- ✓ Overlooks large green space on a quiet, residential street
- ✓ Well-located for public transport and main road networks
- ✓ Close walking distance of many Wellingborough amenities
- ✓ Ofsted-rated "Outstanding" and "Good" schooling closeby



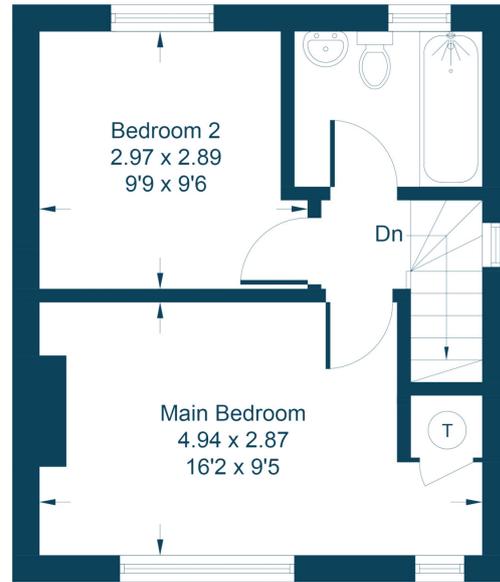


Floorplan

Approximate Gross Internal Area = 59.34 sq m / 639 sq ft



Ground Floor



First Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 purchase.

Property Particulars



Living Room

13.10ft x 12.11ft (3.98m x 3.94m)



Kitchen / Dining Room

16.20ft x 7.60ft (4.94m x 2.28m)



Bedroom 1

16.20ft x 9.50ft (4.94m x 2.87m)



Bedroom 2

9.90ft x 9.60ft (2.97m x 2.89m)



Gross Internal Floor Area

(approx.) = 639 sq ft (59.34 sq m)

Overview

A spacious property in need of full renovation. Offering an ideal opportunity for an investor or someone looking for a well-proportioned family home, with amenities close by. The property comprises of living room, kitchen, 2 double bedrooms, family bathroom, front and rear gardens.

Brief Description

Living Room - A well proportioned, bright room with bay window to front elevation and ceiling-mounted lighting | **Kitchen** - featuring: window to rear elevation, a range of floor and wall mounted cupboards, space for a free-standing oven, sink with drainer and mixer tap, tiled splashbacks, space and plumbing for a washing machine, space for a fridge/freezer | **Landing** - provides access to all first-floor rooms. It features ceiling-mounted lighting | **Bedroom 1** - A spacious double bedroom featuring: window to front elevation, pendant light fitting, picture rail | **Bedroom 2** Double bedroom featuring: window to rear elevation, built-in storage cupboard, pendant light fitting, picture rail | **Family Bathroom** - three-piece bathroom suite, part tiled walls.



Energy Rating

An Energy Assessor visited the property in 2021 and gave this property an Energy Rating of C.

EPC ratings are measured on a scale from A (most efficient) to G (least efficient). The certificate is valid for 10 years.

For a property to achieve a C rating it must score 55-68 Standard Assessment Procedure points.

Score Energy Rating

92+



81-91



69-80



55-68



65 | D

39-54



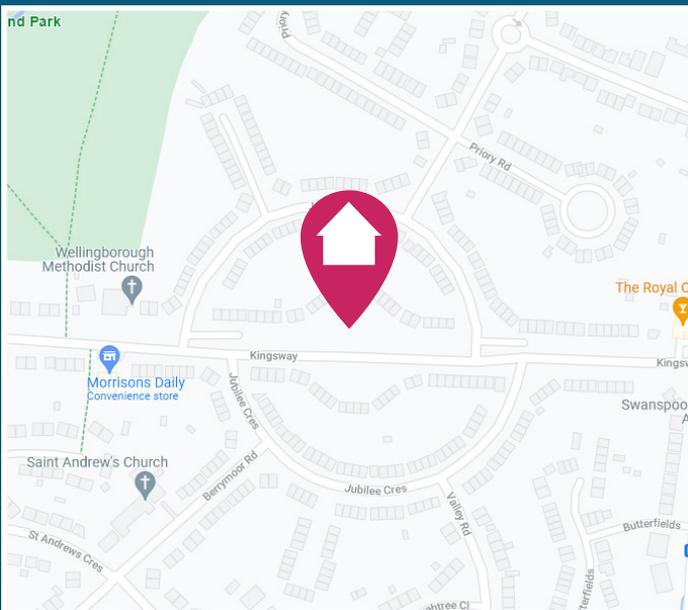
21-38



1-20



Location



Situated on a quiet, green residential street just a minute's walk away from Croyland Park, and a 6-minute car journey to the closest train station.

Within close walking distance of many Wellingborough amenities including an abundance of local shops, green spaces, and schools.



Nearby Schools

- ✓ Croyland Nursery School & Day Nursery (Ofsted-Rated 'Outstanding')
- ✓ Friars Academy (Ofsted-Rated 'Outstanding')
- ✓ Wrenn School (Ofsted-Rated 'Good')
- ✓ St Barnabas Church of England School (Ofsted-Rated 'Good')
- ✓ Freemans Endowed CofE Junior Academy (Ofsted-Rated 'Good')
- ✓ Weavers Academy (Ofsted-Rated 'Good')

More Information

- ✓ **Auction Terms + Conditions**
- ✓ **Anti-Money Laundering (AML) Requirements**
- ✓ **Access Auction Legal Pack** (registration required)
- ✓ **Auction Buyer's (Operational) Guide**

Our enquiry line - **0800 044 3797** - is open 24/7 and we're happy to answer any questions. Please also make enquiries via the **auction listing** directly.

Viewings

Viewings available 7 days a week.

All viewers must observe our COVID-19 Viewing Policy

Notice to Bidder

Please be aware that if your bid is successful on auction day, the exchange of contracts will happen immediately after the Auction.

As part of the Property Solvers Online Auction process, bidders will be required to register online and provide proof of ID documents (passport and photo driving license). For a full list of requirements please see the legal pack documents.

Buyer Reservation Fee

A £2,000 + VAT (non-refundable) reservation fee and a £125 + VAT processing fee will be due from winning bidder.