JACKSON GRUNDY ESTATE AGENTS

www.jacksongrundy.com

Hedgeway, Northampton, NN4 0SP

£120,000 - Guide Price 26

1 1 1

Google 4.8 ★★★★½ Customer Reviews

Department: Sales

Tenure: Freehold







Jackson Grundy Estate Agents - Northampton
The Corner House, 1 St Giles Square, Northampton, NN1 1DA

Call Us 01604 633122
Email Us northampton@jacksongrundy.co.uk

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Property Summary

Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £120,000.

Jackson Grundy are delighted to offer to the market this well-presented one bedroom freehold house situated in the popular residential area of East Hunsbury.

The accommodation comprises an entrance into a bright and spacious open-plan lounge/dining room measuring over 13ft in length, providing ample space for both seating and dining furniture. Adjacent to the reception room is a fitted kitchen with a range of storage units and work surfaces.

To the first floor is a generous double bedroom and a family bathroom fitted with a three-piece suite. The property offers well-balanced accommodation throughout and would make an ideal first-time purchase, buy-to-let investment, or downsize opportunity.

Further benefits include double glazing, electric heating, and its position within a quiet residential setting close to a wealth of local amenities and transport links.

Hedgeway is located within the highly regarded East Hunsbury district on the southern side of Northampton. The area is well served by local shops, supermarkets, public houses, parks, and leisure facilities, while excellent road links provide convenient access to the A45, A508, M1 Junction 15 and Northampton town centre. Northampton railway station offers mainline services to London Euston and Birmingham, making the location particularly attractive to commuters.

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

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

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.







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Floorplan



Agents Notes

1. Viewings by appointment only through Jackson Grundy. 2. These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property and any intending purchaser or lessee should satisfy themselves by inspection or otherwise as to the correctness of the same. We strongly recommend that all the information we provide be verified by you on inspection, and by your surveyor and conveyancer. 3. Photographs illustrate parts of the property as were apparent at the time they were taken. 4. Any areas, measurements, distances or illustrations are approximate for reference only. 5. We have not performed a structural survey on this property and have not tested the appliances, services and specific fittings, an intending purchaser must satisfy himself by inspection by independent advice and/or otherwise to this property. 6. Whilst we carry out our due diligence on a property before it is marketing and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. 7. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions.

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Thank you for your interest

Feel free to contact us or submit a viewing request. Our dedicated property experts are available and ready to assist you.

www.jacksongrundy.com

Jackson Grundy Estate Agents is a division of Jackson Grundy Ltd
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