JACKSON GRUNDY ESTATE AGENTS

www.jacksongrundy.com

Keeley Lane, Wootton, MK43 9HS

£375,000 - Guide Price Cottage

3 2 1

Google 4.8 ★★★★★ 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
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Property Summary

ENJOYING A SEMI RURAL LOCATION WITH COUNTRYSIDE VIEWS. A charming, detached, period, cottage situated on the outskirts of Wootton village with a wide range of everyday amenities and excellent access to Bedford and Milton Keynes. The property is offered to the market with NO ONWARD CHAIN.

An entrance porch leads to a sitting room with burner and cupboards to alcoves, separate dining room, large kitchen/breakfast with offset utility area and bathroom beyond. A lean to double glazed rear porch/sun room provides extra seating area from which to enjoy the garden and stairs rise to the first floor offering three bedrooms and a shower room.

Outside a classic cottage style low level picket fence has a gated footpath to the front porch. There are two garden areas to the rear, the first adjoins the property and is courtyard style with gated access and a courtesy door to the rear of the outbuilding. A second garden dog legs behind which is lawned with fruit trees, summer house and shed and both offer a fair degree of privacy. There is a detached outbuilding/garage with parking beside, which we understand to be accessed via a right of way.

Council Tax Band: D. EPC Rating: D

Pattinson Auction are referred to as The Auctioneer. This auction lot is being sold by either conditional (Modern) or unconditional (Traditional) auction terms and overseen by The Auctioneer. The method of auction sale and the applicable terms and conditions are found on the lot page of this property on The Auctioneers website. The property is available to view strictly by appointment only via any Marketing Agent or The Auctioneer. Please be aware that any enquiry, bid or viewing of the subject property will require your details to be shared between any marketing agent and The Auctioneer so that matters can be dealt with effectively. The property is being sold via a transparent online auction. To submit a

line with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.

Auctioneers Additional Comments

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 or Starting Bid. These prices are subject to change. An auction can be closed at any time, with The Auctioneer permitting the property (the lot) to be sold prior to the end of the auction. A Legal Pack associated with this 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. The deposit will form part of the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum fee which could be up to 7,200 inc VAT) is also payable upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price, and consideration should be given by the purchaser to any Stamp Duty Land Tax liability associated with the overall purchase costs. Both the Marketing Agent and The Auctioneer may consider it necessary or beneficial to pass customer details to third-party service suppliers, from whom a referral fee may be received. There is n







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Floorplan



Total floor area 99.0 m² (1,065 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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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.

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