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Wellington Street, Kettering

By Modern Method of Auction Guide price £130,000 Freehold

BELVOIR!

EPC Rating C. Council Tax A.



This well-proportioned three-bedroom terraced house on Wellington Street offers an excellent opportunity for investors looking to expand their portfolio in a sought-after area of Kettering. With spacious interior and a low-maintenance garden, the property is ideally suited for the rental market.

The accommodation begins with an entrance hall that leads into a welcoming living room, perfect for relaxing or entertaining. At the rear of the property, a generous kitchen/diner provides a versatile space for cooking and dining, with plenty of room for family life. From the kitchen, access is provided to a rear porch area, which in turn leads to the downstairs bathroom.

Upstairs, the property offers two well-sized double bedrooms and a comfortable single bedroom, making it ideal for families or professional tenants. The layout provides flexibility and ample space throughout.

Outside, the rear garden has been designed with low maintenance in mind, featuring a combination of stone and patio, ideal for outdoor seating or minimal- upkeep leisure space.

*Please Note

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd).

If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team.

The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc. VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty.

Entrance Hall

Door to the front double glazed with top window to the front double glazed, carpet flooring. Door into the living room. Fuse box.

Living Room

4.29m x 3.36m (14'1" x 11'0")

Window to the front double glazed, fire place (no hearth), radiator, TV point, two built in cupboards laminate flooring, stairs.





Kitchen/Diner
4.24m x 3.33m (13'11" x 10'11")

Window to the rear double glazed, door to the rear porch area leading to the downstairs bathroom. Fitted kitchen with wall and base units, sink and drainer, work surfaces, half tiled, gas hob and oven, cooker hood, plumbing for a washing machine and dishwasher, space for fridge/freezer, boiler, radiator, door to the pantry.

Rear Porch

Space to downstairs bathroom, double glazed door to the side into garden, storage cupboard, internal door into the bathroom, tiled flooring.

Downstairs Bathroom
2.34m x 1.68m (7'8" x 5'6")

Window to the side double glazed, radiator, bath with mixer taps, shower, wash hand basin, vanity mirror, extractor fan, low level WC, part tiled, tiled flooring.

Landing

Loft hatch, radiator, internal doors to:

Bedroom One
3.37m x 3.03m (11'1" x 9'11")

Window to the rear double glazed, radiator, laminate flooring.

Bedroom Two
3.34m x 3.02m (11'0" x 9'11")

Window to the front double glazed, radiator, laminate flooring.

Bedroom Three
2.42m x 2.4m (7'11" x 7'11")

Window to the front double glazed, radiator, laminate flooring.

Rear Garden

There is patio slabs in the garden and a stone area with a rear gate leading out to the back of the property.

*Shared alleyway outside the back of the garden.

Agents Notes

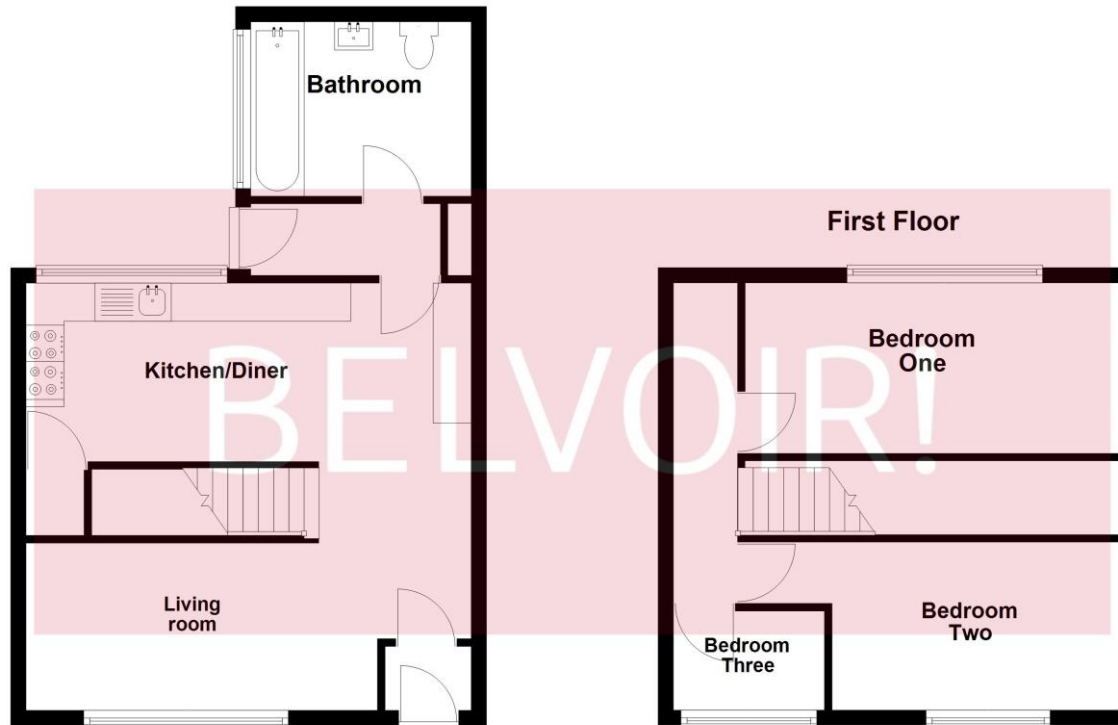
Property is currently tenanted and in a fixed term until December 2025.

Sold as Seen

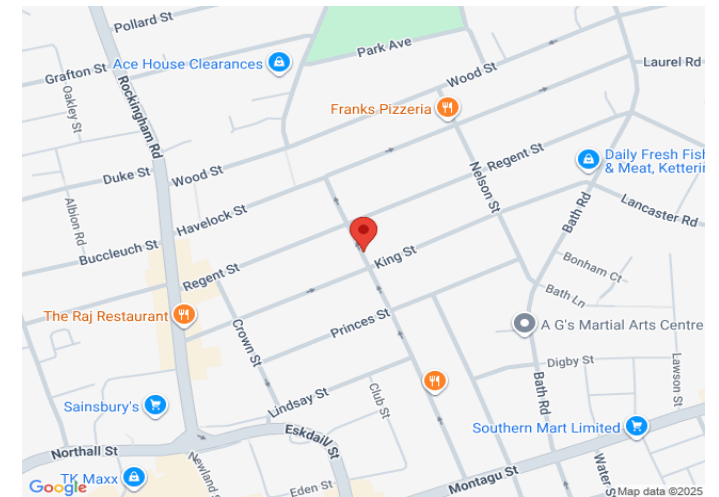
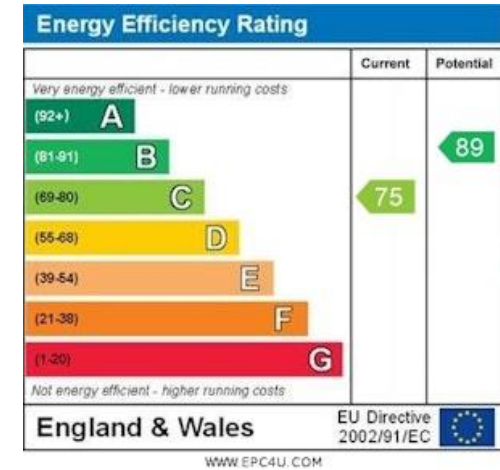
Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate, are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.



Ground Floor



We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any service, system and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixture and fittings other than those mentioned are to be agreed with the seller by separate negotiation.
Plan produced using PlanUp.



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