



Connells

Hillside Avenue
Kettering



Property Description

Situated with easy access to Kettering Town Centre and Train Station is this three bedroom mid-terraced property with potential to become your forever family home. Other local amenities surrounding are local shops, play parks and Southfield Secondary School. The property itself offers generous living space with a separate dining room, three bedrooms, rear garden and driveway.

On entering the property you are greeted by the entrance hall and houses the stairs to the first floor. The lounge is situated to the left hand side of entering and boasts the bay window to the front which floods the room with natural sunlight. The dining room is to the rear of the property, a great space for family meals. The kitchen is perfectly placed adjoining the dining room and offers access to the rear garden.

To the first floor are the three bedrooms, two of which are double bedrooms with an ample single third bedroom. The master bedroom is situated to the rear of the property, with bedrooms two and three to the front. Bedroom two also offers full length built in wardrobes along with a bay window. Completing this floor is the family bathroom.

Externally of the property is a driveway to the front and a fully enclosed rear garden.

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the

Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Ground Floor

Hallway

Double glazed door to the front.

Lounge

11' x 10' 11" (3.35m x 3.33m)

Double glazed bay window to the front.

Dining Room

11' 2" x 10' 11" (3.40m x 3.33m)

Double glazed window to the rear.

Kitchen

10' x 6' 8" (3.05m x 2.03m)

Double glazed door leading to the rear garden, a range of wall and base units with rolled edge work surfaces, sink drainer with mixer tap, tiled splash backs, space for appliances.

First Floor

Landing

Bedroom One

10' 11" x 8' 11" (3.33m x 2.72m)

Double glazed window to the rear.

Bedroom Two

11' 10" x 11' (3.61m x 3.35m)

Double glazed bay window to the front, full length built in wardrobes.

Bedroom Three

7' 9" x 6' 10" (2.36m x 2.08m)

Bathroom

Side paneled bath, wash hand basin, WC, tiled splash backs.

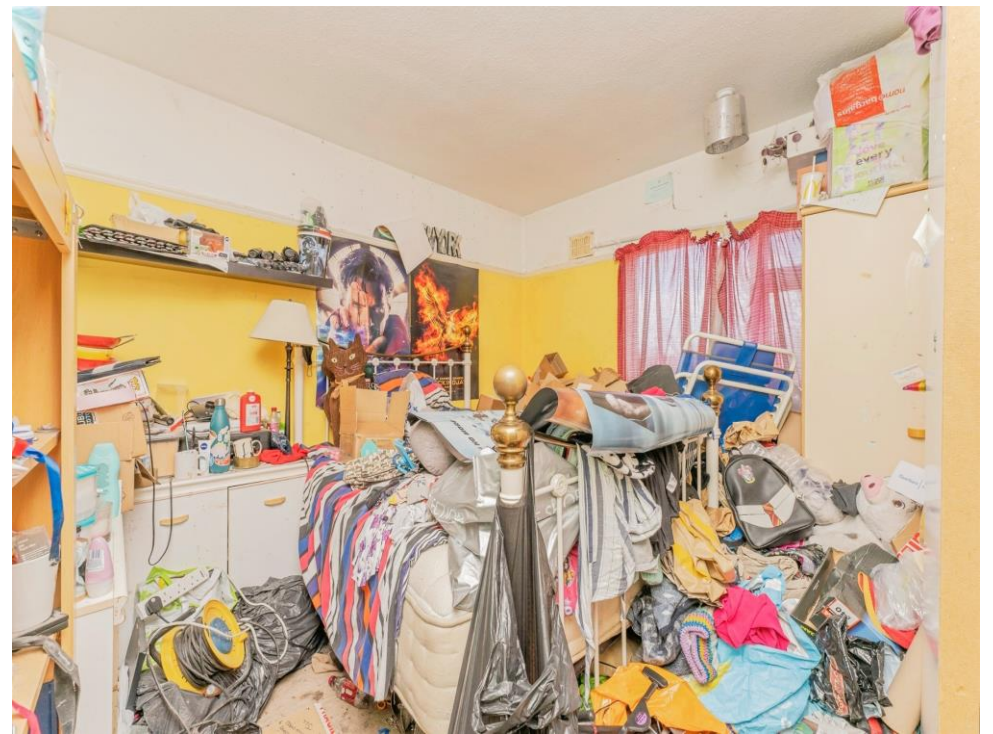
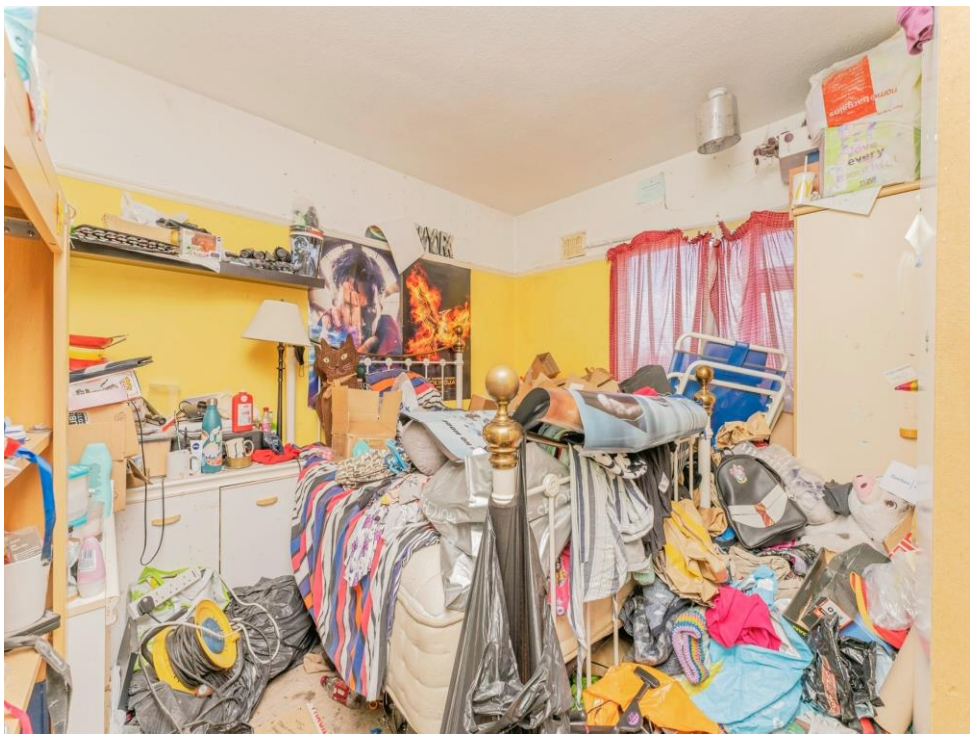
Externally

Driveway

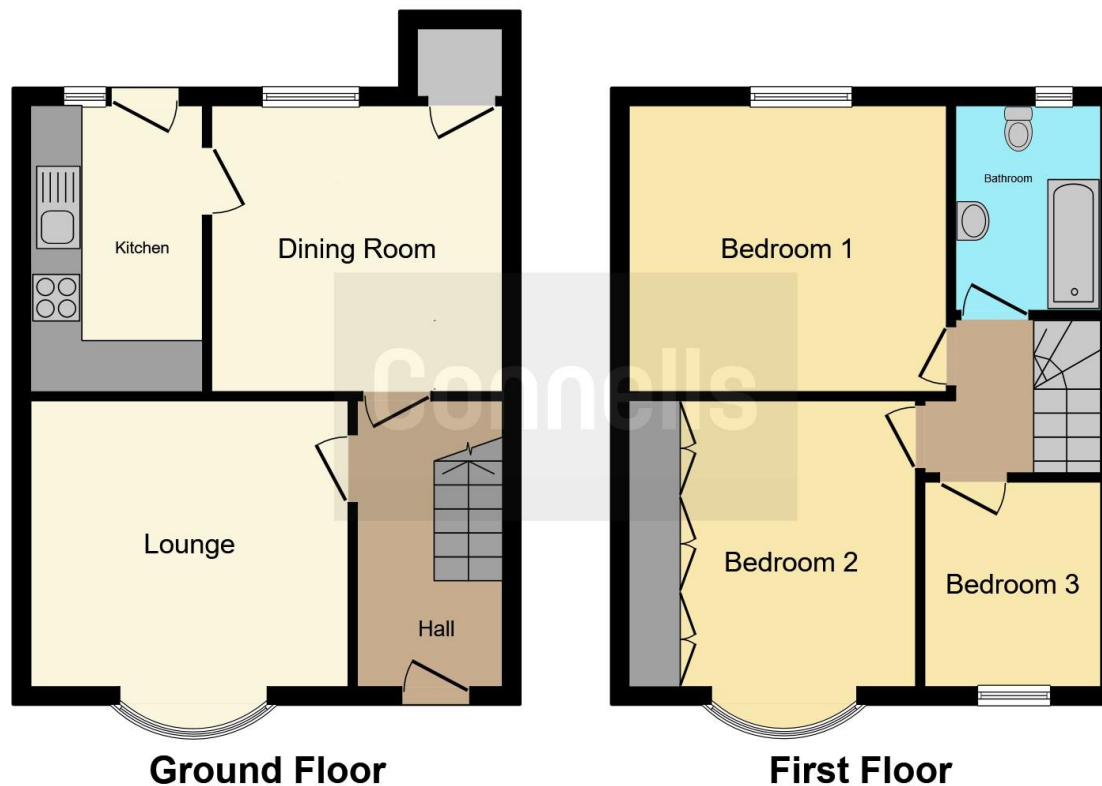
Rear Garden

Fully enclosed.









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.focalagent.com

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5 Montagu Street
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EPC Rating: C Council Tax
 Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/KTT308335



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