



Havelock Street
Kettering NN16 9PZ

for sale guide price
£80,000



Property Description

This three bedroom mid-terraced property close to Kettering Town Centre is the perfect property for those looking for a renovation project and is offered to the market CHAIN FREE. The property is situated with many local amenities surrounding including easy access to Kettering Town Centre and supermarkets, play parks and local schools.

The property offers a wealth of space with an open plan style lounge diner, kitchen to the rear with external access, bathroom, three good size double bedrooms and rear garden. To the right buyer this property is full of potential to become their forever home.

Disclaimer:

Please be advised that appropriate care and attention should be taken on viewing and that some of the property cannot be accessed due to a hole in the floor.

Ground Floor

Entrance Hall

Door to the front, stairs to first floor, door to the dining room.

Lounge

12' 3" x 11' 11" (3.73m x 3.63m)

Window to the front, coving, ceiling rose.

Dining Room

12' 3" x 12' (3.73m x 3.66m)

Window to the rear.

Kitchen

9' 9" x 8' (2.97m x 2.44m)

Window and door to the side.

Lean To

9' 9" x 7' (2.97m x 2.13m)

Door to the rear, window to the side.

Bathroom

Window to the rear.

First Floor Landing

Storage cupboard.

Bedroom One

15' 3" x 11' 11" (4.65m x 3.63m)

Windows to the front.

Bedroom Two

13' 6" x 8' 1" (4.11m x 2.46m)

Window to the rear.

Bedroom Three

12' x 9' 5" (3.66m x 2.87m)

Window to the rear.

Externally

Rear Garden

Agent's Note

FOR SALE VIA THE MIDLANDS AUCTION CENTRE IN ASSOCIATION WITH BARNARD MARCUS AUCTIONS TUESDAY 29TH JULY 2025 AT 9.30AM AT THE DE VERE GRAND CONNAUGHT ROOMS, 61-65 GREAT QUEEN STREET, COVENT GARDENS, LONDON WC2B 5DA. YOU CAN ALSO REGISTER FOR ONLINE BIDDING.

Conditions Of Sale

The Conditions of Sale will be deposited at the offices of the auctioneers and vendor's solicitors seven days prior to sale and the purchaser shall be deemed to have knowledge of the same whether inspected or not. Any questions relating to them must be raised prior to the auction. Prospective purchasers are advised to check with the auctioneers before the sale that the property is neither sold nor withdrawn. The purchaser will also be deemed to have read and understood the auction conduct notes printed within the sale catalogue.

Health & Safety Advice

Whilst the auctioneers make every effort to ensure the safety and security of viewers at lots, we have not carried out a detailed Health & Safety inspection of the lots in our auction and cannot therefore guarantee the safety and security of viewers. All persons attend properties entirely at their own risk. Particular care should be taken when accessing cellars,

attics, exterior grounds, outbuildings and boundaries. All unaccompanied inspections of vacant sites should be made in daylight hours only and entry into such sites is entirely at the viewers' risk.

Guide And Reserve Prices

Guide Price: An indication of the seller's current minimum acceptable price at auction. The guide price or range of guide prices is given to assist consumers in deciding whether or not to pursue a purchase. It is usual, but not always the case that a provisional reserve range is agreed between the seller and the auctioneer at the start of marketing. As the reserve is not fixed at this stage and can be adjusted by the seller at any time up to the day of the auction in the light of interest shown during the marketing period, a guide price is issued. This guide price can be shown in the form of a minimum and maximum price range within which an acceptable sale price (reserve) would fall, or as a single price figure within 10% of which the minimum acceptable price (reserve) would fall. A guide price is different to a reserve price (see separate definition). Both the guide price and the reserve price can be subject to change up to and including the day of the auction.

Note

The auctioneers offer four ways to bid including internet, telephone, proxy, and live room bidding. Prospective purchasers will need to register to bid and pay a holding deposit before the sale commences by registering at Barnard Marcus Auctions website. We do not take credit card or cash deposits. The sale of each lot is subject to a documentation charge of £1,500 (including vat) payable on the fall of the hammer.









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

To view this property please contact Connells on

T 01536 411 811
E kettering@connells.co.uk

5 Montagu Street
 KETTERING NN16 8XG

EPC Rating: F Council Tax
 Band: A

Tenure: Freehold

view this property online connells.co.uk/Property/KTT308152



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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