



William Street, Kettering NN16 9RS

welcome to

William Street, Kettering

William H Brown welcome to the market this substantial four bedroom end of terrace, ideally located in close proximity to Kettering Town centre with local amenities and also offers good access to major transport links.



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 4.2% of the purchase price including VAT, subject to a minimum of £6000.00 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 £300 inc VAT towards the preparation cost of the pack.

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.

Entrance Hall

Tiled original flooring, radiator, carpet stairs with handrails and ceiling pendant.

Lounge

11' 8" x 11' 1" (3.56m x 3.38m)

Ceiling fan, radiator, open fire, carpet flooring and bay window.

Dining Room

11' 4" x 11' 8" (3.45m x 3.56m)

Radiator, aluminium patio doors, laminate flooring and ceiling fan.

Kitchen

19' 7" x 8' 9" (5.97m x 2.67m)

Tiled flooring, double glazed window to side and rear, double glazed door to side, pantry, wood panelled ceiling, stainless steel sink and drainer, laminate work top, wall and base mounted unit, strip lighting and boiler.

First Floor

Landing

18' 2" x 7' 3" (5.54m x 2.21m)

Carpet flooring, loft hatch, radiator and ceiling fan.

Bedroom One

11' 9" x 11' 9" (3.58m x 3.58m)

Double glazed window to rear, bare floor, radiator and storage.

Bedroom Two

11' 9" x 11' 1" (3.58m x 3.38m)

Double glazed window to front, radiator and storage cupboard.

Bedroom Three

8' 8" x 8' 5" (2.64m x 2.57m)

Double glazed window to front, radiator and carpet flooring.

Bedroom Four

8' 1" x 7' 4" (2.46m x 2.24m)

Double glazed window to rear, radiator and carpet flooring.

Bathroom

10' 8" x 5' 7" (3.25m x 1.70m)



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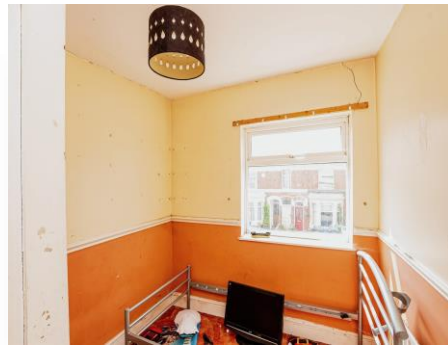
William Street, Kettering

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Large Four Bedroom End of Terrace
- Open Plan Kitchen/Diner

Tenure: Freehold EPC Rating: D

guide price

£180,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
KTG110460 - 0004

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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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