



Woodlands Court Wood Street, Kettering NN16 9SD

welcome to

Woodlands Court Wood Street, Kettering

William H Brown present this fantastic two bedroom mid-terraced house in Kettering, offering off road parking and an offset quiet area. Close to local schools, shops and travel 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 4.5% 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 £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

Door to front aspect.

Lounge

10' 4" x 15' 4" (3.15m x 4.67m)

Understairs storage cupboard, one radiator, double glazed window to front aspect and thermostat for heating.

Kitchen

Mix of wall hung and base units, integrated

appliances, space for white goods, stainless steel sink with drainer, gas and electric hob, double glazed window to rear aspect and one radiator.

Cloakroom

W/C and wash hand basin.

Landing

Loft access and storage cupboard.

Bedroom One

13' 6" x 10' 7" (4.11m x 3.23m)

Two double glazed windows to rear aspect and one radiator.

Bedroom Two

9' 2" x 13' 6" (2.79m x 4.11m)

Double glazed window to front aspect and one radiator.

Bathroom

Partly tiled, bath with shower over, w/c, wash hand basin, extractor fan and one radiator.



view this property online williamhbrown.co.uk/Property/KTG110661



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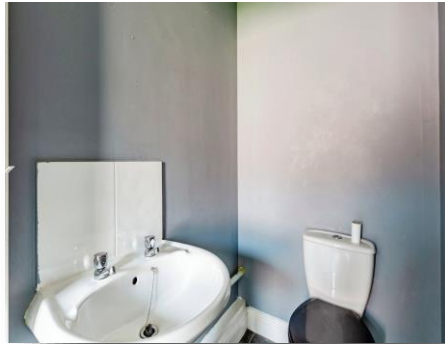
Woodlands Court Wood Street, Kettering

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Recently Modernised
- Two Double Bedrooms

Tenure: Freehold EPC Rating: C

guide price

£130,000



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/KTG110661](https://www.williamhbrown.co.uk/Property/KTG110661)



Property Ref:
KTG110661 - 0006

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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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