



Oakley Street, Kettering NN16 9DR

welcome to

Oakley Street, Kettering

William H Brown welcome to the market this end of terraced property. This exciting development opportunity is offered to the market with no onward chain. This former shop comes with an upstairs two bedroom flat with a tenant currently in situ.



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.

Shop

Room One

12' 4" x 14' 7" (3.76m x 4.45m)
Windows to front and side aspect, tiled flooring.

Room Two

11' 3" x 12' 3" (3.43m x 3.73m)

Kitchen

8' 4" x 5' 6" (2.54m x 1.68m)
Wooden flooring, combi boiler, wooden flooring.

Cellar

Flat

Kitchen / Living Area

14' 5" x 13' 8" (4.39m x 4.17m)
Kitchen/living room, breakfast bar, sink with drainer, hard flooring, integrated electric oven, electric hob, kitchen hood, eye and base level units, window to the side.

Bedroom One

9' 1" x 12' 4" (2.77m x 3.76m)
Carpeted flooring, window to rear, radiator.

Bedroom Two

9' 1" x 4' 4" (2.77m x 1.32m)
Window to rear, carpeted flooring, radiator.

Bathroom

Tiled flooring, bath with shower over, WC, wash basin, frosted window to the front.

Outside

Rear courtyard with brick built outbuilding and outside WC.



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- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- No chain
- Ideal development opportunity

Tenure: Freehold EPC Rating: D

Council Tax Band: A

guide price

£115,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
KTG111452 - 0002

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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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