



Underwood Road, Rothwell Kettering NN14 6HX

welcome to

Underwood Road, Rothwell Kettering

OPEN HOUSE EVENT - 1.30PM - 3.30PM 22ND JUNE VIA APPOINTMENT ONLY

William H Brown are delighted to offer this three bedroom semi detached house in need of full modernisation. Sold via our modern method of



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

Entry via a double glazed door, features include a cast iron radiator and staircase to first floor landing.

Lounge

14' 8" x 11' 2" (4.47m x 3.40m)

This room features a double glazed bay window to the front aspect, radiator and gas fire.

Dining Room

11' 8" x 10' 8" (3.56m x 3.25m)

This room features a double glazed bay window to the front aspect, cast iron radiator and a serving hatch to the kitchen.

Kitchen

18' x 9' (5.49m x 2.74m)

A fitted kitchen comprising a range of wall and base units, a sink and drainer unit, work surface, , space for a cooker, a pantry, two double glazed windows to the rear aspect and door to the utility room.

Utility Room

This room features a Belfast sink, space and plumbing for a washing machine, double glazed window and double glazed door to the rear aspect onto the garden.

Conservatory

10' 6" x 7' (3.20m x 2.13m)

Of UPVC construction, features include double glazed windows to the side and rear aspects, double glazed door into the garden and door to the cloakroom.

Cloakroom

Features include a WC and double glazed window to the side aspect.

Landing

Staircase from the hallway, features include double glazed window to the rear aspect, doors to bedrooms and bathroom.

Bedroom One

13' x 11' 3" (3.96m x 3.43m)

This room features double glazed window to the front aspect and cast iron radiator.

Bedroom Two

13' 9" x 10' (4.19m x 3.05m)

This room features double glazed window to the front aspect and a radiator.

Bedroom Three

9' 2" x 8' (2.79m x 2.44m)

This room features double glazed window to the rear aspect, a radiator and a cupboard housing the water tank.

Bathroom

A three piece suite comprising a bath with mixer tap, wash hand basin and WC, features include a radiator and double glazed window to the rear aspect.

Rear Garden

A laid to lawn garden with a vegetable patch and pathway to the front.

Outbuilding

11' 1" x 6' 3" (3.38m x 1.91m)

A brick built shed.

Rear Garden

A laid to lawn garden with a vegetable patch and pathway to the front.



view this property online williamhbrown.co.uk/Property/RWL107686



welcome to

Underwood Road, Rothwell Kettering

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- OPEN HOUSE EVENT - 1.30PM - 3.30PM - 22ND JUNE
- Three Bedroom Semi-Detached

Tenure: Freehold EPC Rating: E

guide price

£140,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/RWL107686



Property Ref:
RWL107686 - 0003

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.


william h brown



01536 418888



rothwell@williamhbrown.co.uk



2 Market Hill, Rothwell, KETTERING,
Northamptonshire, NN14 6EP



williamhbrown.co.uk