









## welcome to

## **Desborough Road, Rothwell Kettering**

William H Brown are delighted to offer this three bedroom detached house with off road parking for two vehicles in Rothwell. Potential detached office space.













#### **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, jamsold 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.

## **Entrance Frontage**

Attractive frontage leading to the entrance hall.

#### **Entrance Hall**

Entrance via stained glass front door with stained glass side panels, tiled floor and radiator.

#### Cloakroom

Obscure double glazed window to side aspect, low level WC, wash hand basin with mixer tap and vanity unit.

#### Lounge

23' 4" to bay x 12' 2" (7.11m to bay x 3.71m)

Double glazed leaded bay window to front, feature open fireplace with wood surround and further feature fireplace, two radiators.

#### Kitchen

8' 11" x 6' 11" ( 2.72m x 2.11m )

Double glazed window to side, range of wall and floor units, gas hob with electric oven, space and plumbing for dish washer, boiler, sink with mixer tap over

#### Conservatory

19' 5" x 19' 9" widest ( 5.92m x 6.02m widest ) Spacious room with French doors leading into garden, radiator.

#### Landing

Double glazed window to side aspect, loft access and doors to all rooms.

#### **Bedroom One**

12' 6" x 10' 5" ( 3.81m x 3.17m )

Leaded double glazed window to front, feature open fireplace, radiator.

#### **Bedroom Two**

12' 4" x 11' 5" ( 3.76m x 3.48m )

Double glazed window to rear, wall lights and radiator.

#### **Bedroom Three**

7' 11" x 7' (2.41m x 2.13m)

Double glazed window to rear, deep skirting and radiator.

#### **Bathroom**

Obscure double glazed leaded window to front aspect, roll top bath with claw feet, mixer tap and shower over, wash hand basin in vanity unit, low level WC, tiled floor and radiator.

# **Externally** Front

Off road parking for two vehicles.

#### Rear Garden

Mainly laid to lawn with mature trees and shrubs, paved seating area.

#### **Utility Room (outside)**

WC, sink and plumbing for washing machine.

#### **Outbuildings**

Two detached buildings, one currently used as the utility room, the other has potential for office space with power, light and Internet.





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## **Desborough Road, Rothwell Kettering**

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Offered via our Modern Method Of sale
- No onward chain

Tenure: Freehold EPC Rating: D

Council Tax Band: C

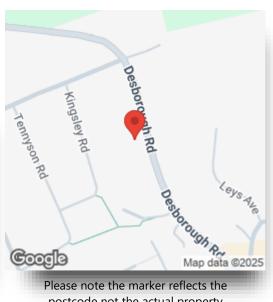
guide price

£215,000









postcode not the actual property

## view this property online williamhbrown.co.uk/Property/RWL107593



Property Ref: RWL107593 - 0002 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 quidance 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.





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