



BUYERS ADMINISTRATION CHARGE

The purchaser will be required to pay an administration charge of £900 (£750 plus VAT)

BUYERS PREMIUM CHARGE

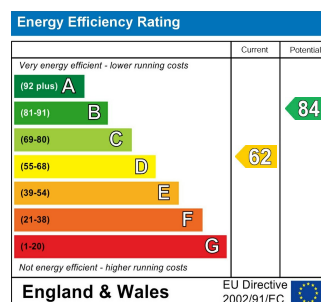
The purchaser will be required to pay a buyers premium charge of £1500 (£1250 plus VAT)

DOING21032024/9811



For illustration purposes only - not to scale

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31 Finedon Street, Burton Latimer, Kettering, NN15 5SB



AUCTION GUIDE PRICE: £140,000

FOR SALE BY AUCTION ON WEDNESDAY 17TH APRIL 2024 COMMENCING AT 11AM - SALE VIA A LIVE-STREAMED AUCTION

GUIDE PRICE: £140,000

VIEWINGS BY APPOINTMENT ONLY - (SAT 30/03/24, 06/04/24 & 13/04/24)

An opportunity to purchase a four-bedroom mid-terrace property situated in the heart of Burton Latimer, Kettering. The property would benefit from remedial works but presents a fantastic contemporary open-plan interior with the accommodation extending to approximately 900 sq ft. Internally the property comprises a lounge/dining room, kitchen and downstairs bathroom with four bedrooms to the first floor. There is a low-maintenance rear garden with an outdoor building suitable for storage with pedestrian access to the side.

9 Westleigh Office Park, Northampton, NN3 6BW

T: 01604 259773 F: 01604 232627

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ACCOMMODATION

LOUNGE

11'00 x 10'06

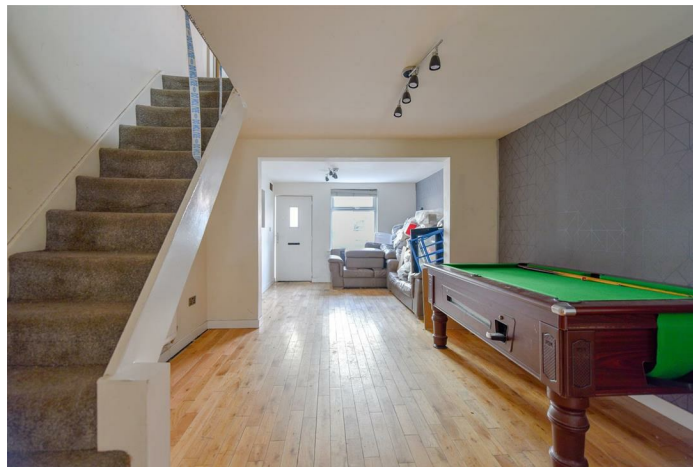
Entered via a part-glazed uPVC front door there is a window to the front elevation. This room is open-plan and has a wood floor throughout. TV and telephone points are connected, none of these services have been tested.



DINING AREA

11'09 x 10'10

Approached from the lounge there are stairs rising to the first floor and the room opens to:-



KITCHEN

10'03 x 10'07

Fitted with a range of floor and wall-mounted cabinets, there is a wood worktop and upstand with glass splashback to the sink and cooking area. There is space for a cooker, washing machine and fridge/freezer.



REAR HALL

8'02 x 4'07

With a door to the rear elevation and further door to:-

BATHROOM

7'08 x 6'03

Suite comprising bath with shower mixer tap, WC and hand wash basin with a window to the rear elevation.



FIRST FLOOR

LANDING

Door to:-

BEDROOM ONE

11'09 x 10'06

A window to the front elevation with space for a double bed.



BEDROOM TWO

9'10 x 7'06

A window to the rear elevation and access to the boiler.



BEDROOM THREE

11'00 x 6'05

A Velux window to the ceiling and space for a bed.



BEDROOM FOUR

10'07 x 6'06

Velux window to the ceiling with space for a bed.

OUTSIDE

GARDEN

The rear garden is mainly laid to artificial lawn with a paved patio and fenced boundary. There is an outbuilding to the rear suitable for storage and pedestrian access to the side.



SERVICES

Mains drainage, water, gas and electricity. None of these have been tested.

PRICE INFORMATION

*Guides are provided as an indication of each seller's minimum expectation. They are not necessarily figures which a property will sell for and may change at any time prior to the auction. Each property will be offered subject to a Reserve (a figure below which the Auctioneer cannot sell the property during the auction) which we expect will be set within the Guide Range or no more than 10% above a single figure Guide. Additional Fees and Disbursements will be charged to the buyer - see individual property details and Special Conditions of Sale for actual figures.

COUNCIL TAX

HOW TO GET THERE

From the Kettering Road follow the signposts to Burton Latimer centre, heading onto the High Street. at the roundabout take the second exit onto Finedon Road and then the second right onto Finedon Street where the property can shortly be found on the left.

For further information on viewing call 01604 259773