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 charged to the buyer - see individual property details and Special Conditions of Sale for actual figures.

BUYERS ADMINISTRATION CHARGE

The purchaser will be required to pay an administration charge of £1,140 (£950 plus VAT).

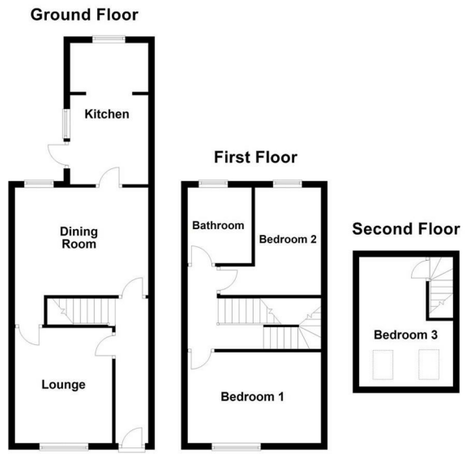
BUYERS PREMIUM CHARGE

The purchaser will be required to pay an administration charge of £1800 (£1500 plus vat)

SERVICES

Mains services are available.

HOW TO GET THERE



Not to scale. For illustrative purposes only

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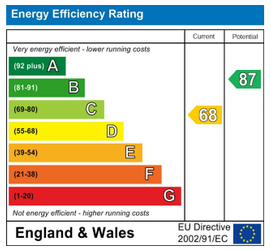

9 Westleigh Office Park, Northampton, NN3 6BW
T: 01604 259773 F: 01604 232627

25 Leicester Street, Kettering, NN16 8EG

Auction Guide £100,000

FOR SALE BY PUBLIC AUCTION ON WEDNESDAY 30TH OF APRIL 2025, COMMENCING AT 11:00 AM
SALE VIA A LIVE-STREAMED AUCTION
GUIDE PRICE: £100,000 - £125,000
VIEWINGS - BY APPOINTMENT ONLY - SATURDAY 26TH APRIL 12.15PM TO 12.45PM
Located just a short walk from Kettering town centre, this spacious three-bedroom mid-terrace property offers a fantastic opportunity for investors, developers, or anyone eager to jump into a project. With partial refurbishment already underway and materials included in the sale, this property is brimming with potential and is available via auction. Step through the entrance hall into a home full of character and possibility. The ground floor features a lounge and a separate dining room, offering ample space for entertaining or relaxing. The kitchen area provides a blank canvas ready for your creative vision. Upstairs, you'll find two well-proportioned bedrooms, along with a family bathroom. The top floor boasts a large third bedroom with enough space to potentially add an ensuite. Outside, the rear garden enjoys plenty of sunlight and includes a brick-built shed—ideal for extra storage or a workshop setup. Sold as seen, this is a rare chance to transform a centrally located property.

TO REGISTER TO BID AND VIEW LEGAL DOCUMENTS, PLEASE VISIT OUR WEBSITE: www.auctionhouse.co.uk/northamptonshire

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ACCOMMODATION

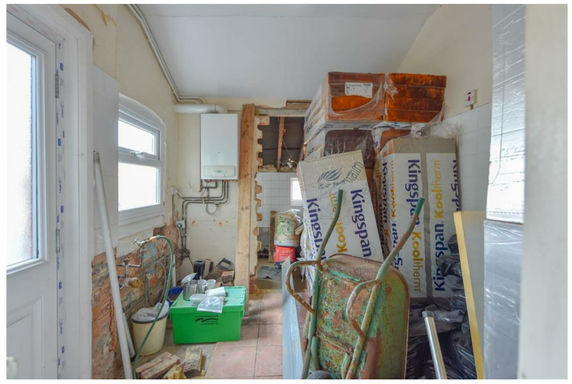
GROUND FLOOR

ENTRANCE HALL
13'02 x 3'02
Entered via a part glazed composite front door there are stairs rising to the first floor and doors to-

LOUNGE
11'10 x 10'00
Window to the front with a door under the stairs to:-

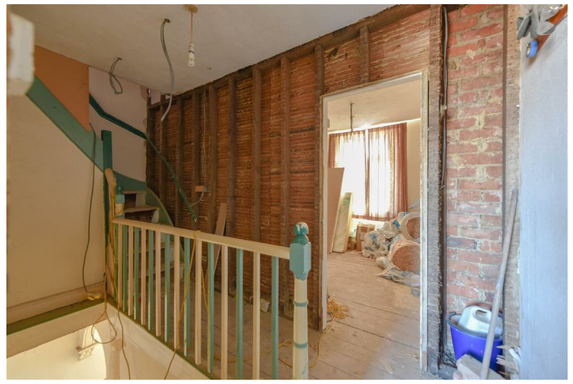
DINING ROOM
13'08 x 11'00
Window overlooking the rear with door to:-

KITCHEN
14'06 x 8'00
Window and door to the side with a further window overlooking the rear garden



FIRST FLOOR

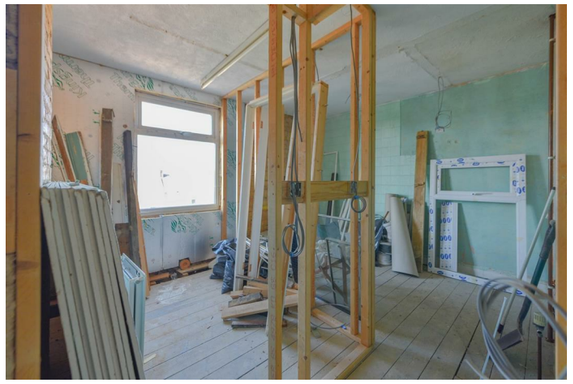
LANDING
Stairs to the second floor and door to:-



BEDROOM ONE
12'06 x 9'04
Window to the front, space for double bed

BEDROOM TWO
11'00 x 6'09
Storage under the stairs

BATHROOM
7'09 x 6'06
Window to the rear



SECOND FLOOR

BEDROOM THREE
13'03 x 9'07
Dormer windows to the front with the possibility of ensuite facilities.

OUTSIDE

REAR GARDEN
With shared pedestrian access over the neighbouring garden, there is a pathway to the split the gardens with access to:-

OUTBUILDING
Suitable to convert into a home office.