



58F Havelock Street, Kettering, Northamptonshire,
NN16 9PZ



For illustration purposes only - not to scale

For auction Auction Guide £75,000

FOR SALE BY AUCTION ON WEDNESDAY 17TH OF APRIL 2024 AT 11AM

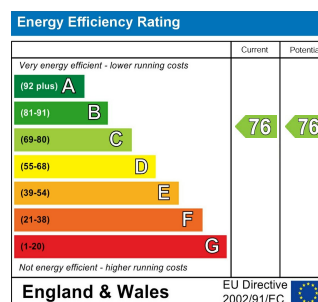
SALE VIA A LIVE-STREAMED AUCTION

GUIDE PRICE: £75,000

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

A fantastic opportunity to purchase a one-bedroom first-floor apartment situated in the heart of Kettering close to local amenities. The property has a private entrance with stairs leading to a hallway which has doors to kitchen/lounge, bathroom and bedroom. Outside there is access for off-road parking and bin storage and the property is likely to rent for in the region of £600 per calendar month.

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ACCOMMODATION

LANDING

6'10 x 2'08

Access via fire stairwell from the ground floor. There are doors leading to a storage cupboard and a window to the side with a further door leading to the kitchen and lounge/dining area.

WINDOW TO THE REAR ELEVATION

12'10 x 11

This room has part carpet, part vinyl floor.

KITCHEN

12'10 x 11

Range of floor and wall mounted cabinets with composite worktop and tile splashbacks with an integrated stainless steel sink. Other appliances include a four times gas hob with an extractor above and an oven below. There is a Boddington combination boiler mounted to the wall. There is space for fridge/freezer and plumbing for a washing machine.

LOUNGE/DINING AREA

Laid to carpet with various sockets and TV and telephone points connected.

BEDROOM

11 x 9'05

Space for a double bed and a window to the side elevation. There is carpet fitted with sockets connected.

BATHROOM

7'09 x 5'08

En-suite comprising of bath with mixer taps over half tiled splashbacks, a WC and hand wash basin with an extractor above.

OUTSIDE

Vehicular access for off-road parking and bin stores.

SERVICES

Mains gas water and electric, none of these services have been tested.

HOW TO GET THERE

From Kettering town centre proceed Eastly along Montagu Street and taking a left-hand turning on to Tresham street, follow the road to the end on to Wellington Street, follow the road to the end turning right on to Havelock Street and your first left on to Nelson Street, left again on to Wood

Street, proceed to the end turning left on to Rockingham Road and left on to Havelock Street where the property can be found on the right-hand side.

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.

BUYER'S PREMIUM FEE

The purchaser will be required to pay a buyer's premium charge of £1,500 plus VAT.

BUYER'S ADMINISTRATION FEE

The purchaser will be required to pay a buyer's administration fee of £750 plus VAT.