



LOCAL AMENITIES

Situated on Pipers Hill Road (NN15 7NJ), this property is well-positioned to enjoy the local amenities of Kettering. Residents have convenient access to nearby convenience stores, local shops, and essential services, while Kettering town centre is just a short drive away with its wider selection of supermarkets, high-street retail, cafes, and restaurants. Families are well-served by a choice of well-regarded local primary and secondary schools in the surrounding area.

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.

BUYERS PREMIUM

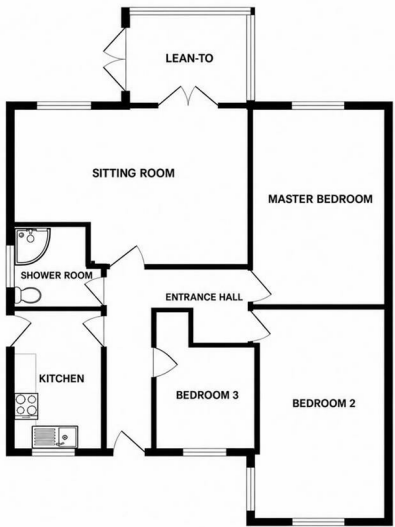
The purchaser will be required to pay a buyers premium charge of £2,000 ex VAT (£2,400 inc VAT).

BUYERS ADMIN CHARGE

The purchaser will be required to pay a buyers admin charge of £2,000 ex VAT (£2,400 inc VAT).

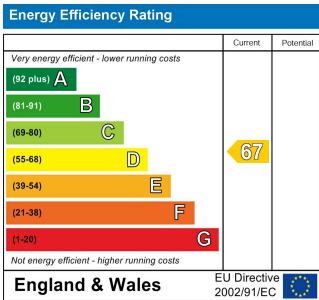
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61 Pipers Hill Road, Kettering, NN15 7NJ



For auction £180,000

** FOR SALE BY LIVESTREAM AUCTION ON 12TH NOVEMBER AT 11AM**
GUIDE PRICE RANGE: £180,000
VIEWINGS - BY APPOINTMENT ONLY - PLEASE CONTACT TO ARRANGE

A three-bedroom detached bungalow occupying a generous corner plot on Pipers Hill Road, offering an excellent renovation opportunity for investors or buyers looking to create a home to their own specification. Extending to approximately 810 sq ft, the accommodation comprises a spacious entrance hall, sitting room, kitchen, three bedrooms and a shower room. Front and rear gardens provide outdoor space and complement the property's single-storey layout.

Requiring refurbishment throughout, the bungalow offers considerable potential for improvement and personalisation in a desirable residential location.

TO REGISTER TO BID AND VIEW LEGAL DOCUMENTS, PLEASE VISIT OUR WEBSITE.

61 Pipers Hill Road, Kettering, NN15 7NJ

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

KITCHEN

11'4 x 7'2

Features wall & base level wooden units, wooden flooring, stainless steel sink, boiler, gas hob with extractor, oven / grill, double glazed window to front aspect



SHOWER ROOM / WC

7'2 x 6'5

Standing electric shower, low level WC, hand wash basin, double glazed window to side aspect

LIVING AREA

18'6 x 12'8

Open living area, carpet, marble fireplace with mantelpiece, radiator, double glazed windows to rear garden & door to lean to / conservatory area



MASTER BEDROOM

15'10 x 10'6

Large double bedroom, carpet, double glazed windows to rear aspect looking over garden & radiator



BEDROOM TWO

16'9 x 10'6

Large double bedroom, carpet, double glazed windows to front & side aspect & radiator



BEDROOM THREE

11'9 x 8'1

Double bedroom, carpet, double glazed windows to front aspect & radiator



LEAN TO / CONSERVATORY AREA

9'8 x 7'4

Wooden lean to space for seating, windows all round & door to rear garden



OUTSIDE

FRONT GARDEN

Brick border at front, laid lawn areas on both sides, partially paved & trees/ shrubs on borders



REAR GARDEN

Mostly laid lawn areas at the rear, wooden gate side access, paved areas, partial covered area to the side & gate accessing front garden



SERVICES / ADDITIONAL INFORMATION

Main water, drainage & electrics are connected but not tested. It is buyers discretion to assess.

Property is being sold freehold & sits on approx. 0.08 acres.

COUNCIL TAX

Kettering Council Tax Band C

HOW TO GET THERE

Situated on Pipers Hill Road (NN15 7NJ), the property is easily accessible by car via the A509 and A43, connecting directly to Kettering town centre and providing quick access to the A14 (Junction 8) for links to Northampton and Cambridge (SatNav: NN15 7NJ). Frequent local bus routes run along nearby Windmill Avenue and St Mary's Road, offering convenient journeys into the town centre and surrounding areas. For rail commuters, Kettering Railway Station is located approximately 1 mile away

For further information on viewing call 0333 358 2245