



Connells

Cross Street
Kettering



Property Description

Situated within walking distance of Kettering town centre, this well-presented two-bedroom mid-terraced home is conveniently positioned close to a range of local amenities, including shops and a nearby play park. The property would make an ideal purchase for a first-time buyer or an investor alike.

The accommodation begins with an entrance hall leading into a spacious lounge, which flows seamlessly into an open-plan dining area, creating an excellent space for everyday living and entertaining. To the rear of the property is a fully fitted kitchen with an integrated cooker and direct access to the fully enclosed rear garden. The bathroom is also located at the rear of the property.

To the first floor are two generously sized double bedrooms, with the main bedroom positioned at the front of the property and the second bedroom overlooking the rear.

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, iamsold 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.

Agents Note

There is a easement on the title, please enquire with the branch.

Entrance Hall

Entrance door to the front, laminate flooring.

Lounge

Window to the front, laminate flooring, radiator.

Dining Room

Window to the rear, built in cupboard, carpet flooring, radiator.

Hallway

Stairs to the first floor, laminate flooring.

Kitchen

External door and window to the side, a range of wall and base units with rolled edge work surfaces, sink drainer with mixer tap, integrated oven and hob with extractor fan, space for appliances, tiled splash backs and flooring, radiator.

Bathroom

Window to the rear, bath, wash hand basin, low level WC, tiled splash backs, extractor fan, radiator.

First Floor

Landing

Bedroom One

Window to the front, carpet flooring, radiator.

Bedroom Two

Window to the rear, built in cupboard, carpet flooring, radiator.

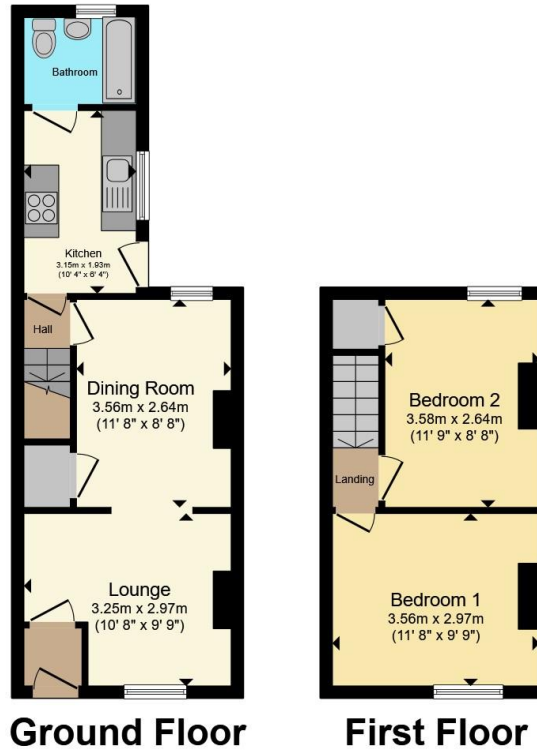
Externally

Rear Garden

Fully enclosed with timber fencing, gated access, patio area.







Total floor area 56.7 m² (610 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



To view this property please contact Connells on

T 01536 411 811
E kettering@connells.co.uk

5 Montagu Street
 KETTERING NN16 8XG

EPC Rating: D Council Tax
 Band: A

Tenure: Freehold

view this property online connells.co.uk/Property/KTT308756



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 will be 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 guidance 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, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: KTT308756 - 0003