

Connells

Gladstone Street
Ringstead Kettering

Gladstone Street
Ringstead Kettering NN14 4DE

for sale guide price
£165,000







Property Description

Situated in the heart of the popular village of Ringstead, this spacious three-bedroom terraced home offers an excellent blend of character, versatility, and practical living space. Making it an ideal choice for families and first-time buyers.

The accommodation features three generously sized double bedrooms, all offering excellent proportions and plenty of natural light. A standout feature of the property is the converted loft room, which benefits from two windows and provides a versatile additional space that could be used as a home office or hobbies room and more.

Downstairs, the property offers well-presented living accommodation with plenty of space for modern family life, while outside you'll find a private rear garden complete with a substantial outbuilding, perfect for those working from home, running a business, pursuing hobbies, or simply creating a separate space to relax and entertain.

Combining spacious bedrooms, a versatile loft conversion, and a highly practical outbuilding, this well-maintained home offers far more than first meets the eye and must be viewed to be fully appreciated.

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.

Entrance Hall

Double glazed door to front elevation.

Living Room

Double glazed bay window to front elevation and radiator.

Dining Room

Double glaze window to rear elevation and radiator.

Kitchen

Double glazed door and two double glazed windows to side elevation. Fitted kitchen with a range of wall and base units with work surfaces over and 1.5 bowl sink drainer. Electric oven and hob with cooker hood over, space for fridge freezer and washing machine. Under stairs cupboard/pantry.

Bathroom

Double glazed windows to rear and side elevations. Bath, shower cubicle and wash hand basin with tiling to water sensitive areas.

Bedroom One

Double glazed window to front elevation, fitted wardrobes and radiator.

Bedroom Two

Double glazed window to rear elevation, fitted wardrobes and radiator.

Bedroom Three

Double glazed windows to rear and side elevations and radiator.

Cloakroom

Double glazed window to side elevation. Low level wc and wash hand basin with ladder style radiator and tiling to water sensitive areas.

Loft Room

Two velux style windows and eaves storage.



















Total floor area 110.5 m² (1,189 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

Connells

To view this property please contact Connells on

T 01933 312 363
E rushden@connells.co.uk

66 High Street
RUSHDEN NN10 0PJ

EPC Rating: D

Council Tax Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/RDN406233

The Property Ombudsman

tsi APPROVED CODE TRADINGSTANDARDS.GOV.UK

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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.