



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

BUYERS PREMIUM

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

BUYERS ADMIN CHARGE

The purchaser will be required to pay a buyers admin charge of £950 +VAT (£1,140)

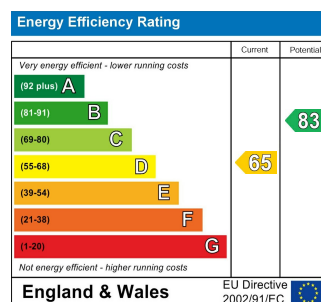
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Not to scale. For illustrative purposes only

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22 Hill Street, Kettering, NN16 8EE



For auction £100,000

** FOR SALE BY LIVESTREAM AUCTION WEDNESDAY 1ST JULY 11:00 AM **

GUIDE PRICE: £100,000 - £120,000

VIEWINGS - BY APPOINTMENT ONLY - EVERY SATURDAY PRIOR TO AUCTION BETWEEN 3PM-3:45PM- BOOKING REQUIRED

An attractive investment opportunity or ideal first-time purchase, this well-presented two-bedroom Victorian terraced home is situated close to Kettering town centre and within walking distance of local amenities and Kettering General Hospital. Offering approximately 810 sq ft of accommodation, the property is presented in fantastic internal condition and benefits from open-plan reception rooms, a contemporary kitchen, modern first-floor bathroom, radiator heating, double glazing and a useful sun room to the rear.

Offered at an attractive guide price, the property could achieve a gross buy-to-let yield of approximately 9.5% at the top end of the guide price, making it an appealing addition to any investment portfolio.

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

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ACCOMODATION

ENTRANCE HALL

GROUND FLOOR

LIVING AREA

22'3 x 11'1

A very spacious living room with carpet flooring, window to the front elevation with curtain rail, single paneled radiators, small storage insert, electric heater, rear window looking into the sunroom



KITCHEN

14'3 x 7'3

A recently decorated kitchen, vinyl flooring, integrated kitchen appliances, side & rear windows offering good lighting, a pantry tucked away at the rear underneath the stairs offering ample storage.



SUNROOM

8'4 x 6'2

Sunroom offering extra living space & access to rear garden



FIRST FLOOR

BEDROOM ONE

10'9 x 8'6

With a UPVC window to the rear elevation over looking the garden, there is space for a double bed, carpet & has a single paneled radiator



BEDROOM TWO

10'11 x 14'3

With a UPVC window to the front elevation over looking the street, curtain rail, there is ample space for a double bed, carpet & has a single paneled radiator



BATHROOM

8'10 x 7'6

Bathroom features wooden flooring, tiled bathtub with shower head, low-level WC, wash basin, rear facing UPVC window & single paneled radiator



REAR GARDEN

Well sized garden which includes paved patio, lawn area, a bordered brick wall & various shrubs & trees.



SERVICES

Main drainage, water and electricity are connected, the property benefits from gas central heating, modern PVC double glazing.

LOCAL AMMENTITIES

Located less than a 10-minute walk from Newlands Shopping Centre, major supermarkets (Sainsbury's, Lidl), and independent boutiques at The Yards. The property is situated within short walking distance of Park Infants' School and local parks, with the historic Wicksteed Park just a 5-minute drive away. It is also positioned under a mile from Kettering General Hospital and a short walk from a diverse selection of high-street restaurants, cafes, and pubs.

HOW TO GET THERE

From the A14 (Junction 8 or 9), head north toward the town centre via the A43 or A6003. Navigate toward Rockingham Road or Rothwell Road, then turn onto Lower Street, which connects directly to Hill Street. Kettering Station is a 15-minute walk (0.7 miles) away, offering direct East Midlands Railway services to London St Pancras in 50 minutes.

COUNCIL TAX

Kettering Council Tax Band A

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

For further information on viewing call 01604 259773