



24 Rosebery Street
Kettering, NN14 4BY



Simpson & Partners

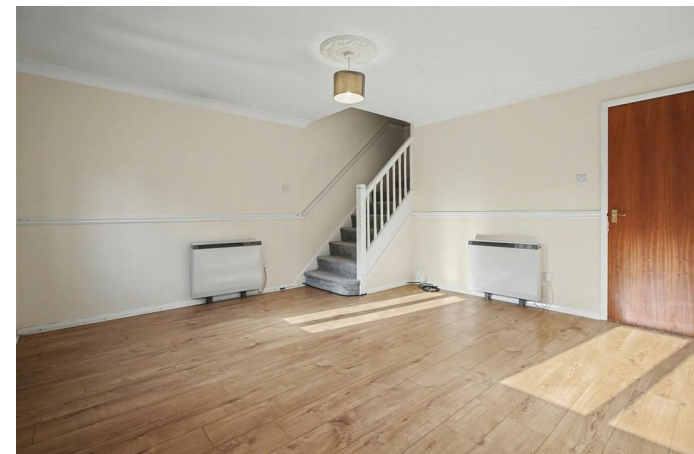
Offered with no chain, ideal first time buy or investment purchase. This mid terraced three bedroom, home is situated in the heart of the village of Ringstead within walking distance of all amenities available in the village to include shop, pub, primary school and country side walks on your doorstep. Further benefits include storage heaters, double glazing and single garage in a block to the rear. Enter the property into the hallway with doors to kitchen, space and plumbing for washing machine, living room set to the rear with stairs rising to the first floor and doors leading out to the rear garden. To the first floor are three good size bedrooms and family bathroom with shower over the bath. Externally to the front is a small front garden leading to the front door. The rear garden is split into two levels with a patio area at the bottom, and steps up to the top of the garden which is laid to lawn, enclosed by timber fence surround, and gated access leading to off road parking and single garage. Viewing is highly recommended.

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax. Services may be recommended by the Agent or Auctioneer in which they will receive payment from



Guide Price £150,000



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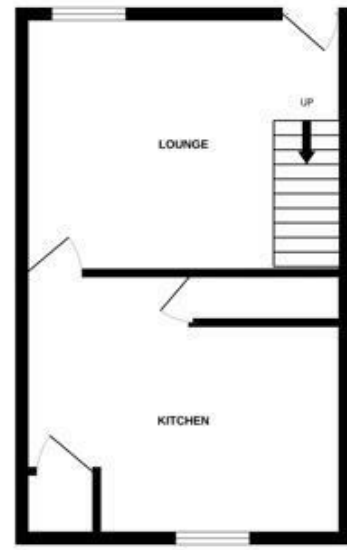
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GROUND FLOOR



1ST FLOOR



While every attempt has been made to ensure the accuracy of the floor plan contained here, measurement of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. The plan is copyright to Fairpoint and Partners and is for illustrative purposes and should only be used as such by any prospective purchaser. The services, systems and appliances shown here may not be fitted and no guarantee as to their operability can be given.
Made with Halsey's (2020)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



When you buy with Simpson and Partners, you know **you'll be in safe hands**. From the moment you walk through our doors, we'll make you **feel truly welcome**. Our sales consultants and financial advisors will take you through **every step of the process**, offering **free expert advice** along the way, from help choosing the right mortgage and insurance through to finding your conveyancer. And if you need help selling your home too, **with over 20 years of local experience, you can trust us to get you moving**.



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