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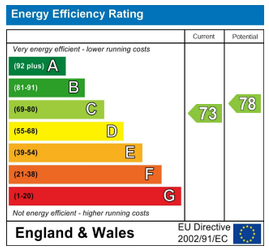


9 Westleigh Office Park, Northampton, NN3 6BW
T: 01604 259773 F: 01604 232627

# 11 Swinburne Close, Kettering, NN16 9BX

## For auction £160,000

** FOR SALE BY LIVESTREAM AUCTION WEDNESDAY 1ST JULY 11:00 AM **
GUIDE PRICE: £160,000 - £175,000
VIEWINGS - BY APPOINTMENT ONLY - EVERY SATURDAY PRIOR TO AUCTION BETWEEN 1:15-1:45PM- BOOKING REQUIRED

A three-bedroom semi-detached home situated within a quiet cul-de-sac location in Kettering, offered currently with a tenant in situ providing rental income of £11,400 per annum representing 7.2% of the guide price.

The property benefits from off-road parking for multiple vehicles, a private driveway, conservatory, refitted kitchen with integrated fridge/freezer, double glazing and gas central heating. Requiring refurbishment and modernisation throughout, this property presents an excellent opportunity for investors, developers or owner-occupiers to add value and enhance future rental or resale potential. Located within an established residential area close to local amenities and transport links.

TO REGISTER TO BID AND VIEW LEGAL DOCUMENTS, PLEASE VISIT OUR WEBSITE: www.auctionhouse.co.uk/northamptonshire

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# 11 Swinburne Close, Kettering, NN16 9BX

## ACCOMODATION

### ENTRANCE HALL
UPVC double glazed window door at front elevation, radiator & stairs rising to first floor

## GROUND FLOOR

### LIVING AREA
16 x 10'5
UPVC double glazed window to front elevation, single paneled radiators, dado rail, fireplace with gas fire flame.

### KITCHEN
13'8 x 9'3
UPVC double glazed window to rear elevation, door leading to conservatory, wall & base level wooden units, work space, stainless steel electric oven with gas hob, integrated fridge & freezer, plumbing for washing machine, under-stairs storage & single paneled radiator.

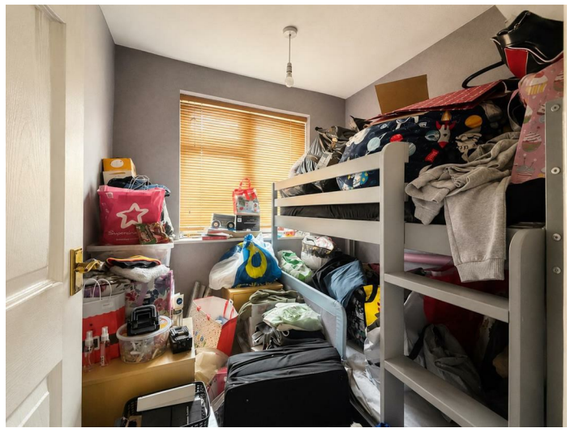
### CONSERVATORY
10'5 x 7'9
UPVC double glazed conservatory with french doors leading out to rear garden, radiator & tiled flooring

## FIRST FLOOR

### BEDROOM ONE
13'8 x 9'3
UPVC window to rear elevation, radiator, carpet flooring

### BEDROOM TWO
10'1 x 7
UPVC window to front elevation, radiator & carpet flooring

### BEDROOM THREE
6'6 x 6'6
UPVC window to front elevation, radiator, carpet flooring



### BATHROOM
Reffited bathroom suite with wash hand basin, low level WC, jacuzzi bath with shower head, radiator & UPVC window to side elevation

## OUTSIDE

### FRONT GARDEN
Corner plot with off-road parking for multiple cars, laid to lawn, bordered timber fencing, trees & shrubs around side access to rear garden.

### REAR GARDEN
Laid to lawn area, greenhouse with storage shed, timber fence & side access to front

### SERVICES
Main drainage, water and electricity are connected.

### COUNCIL TAX
Kettering Council Tax Band B

### LOCAL AMENITIES
11 Swinburne Close offers exceptional convenience for families and commuters alike. Daily essentials are just a stroll away at the local One Stop and Co-op, with a large Asda less than a mile from home. Families will appreciate having the highly-rated Brambleside Primary School and the expansive Millennium Park—complete with play areas and an outdoor gym—practically on the doorstep. For commuters, the property provides rapid access to the A14, while Kettering Railway Station is just 1.5 miles away, offering direct trains to London St Pancras in under an hour.

### HOW TO GET THERE
By Car (From the A14), exit the A14 at Junction 7 and take the A4300 towards Kettering town centre. Continue straight over the roundabouts onto Northfield Avenue. At the major junction, join the A6003 (Rockingham Road) heading north. After approximately one mile, turn left onto Brambleside. Follow the road through the estate, taking the left turn into Swinburne Close, where the property can be easily located. The property is a straightforward 5 to 10-minute taxi ride from Kettering railway station.

### 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 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 (£2,500)

### BUYERS ADMIN CHARGE
The purchaser will be required to pay an administration charge of £950+VAT (£1,140)

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For further information on viewing call 01604 259773