3 Eadys Row

Kettering, Northamptonshire NN14 4HA

Simpson & Partners

Occupying a pleasant position within the highly sought-after village of Woodford, this charming two-bedroom residence is offered to the market with the added benefit of no forward chain. Ideally located, the property is within comfortable walking distance of local schools, shops, and a range of everyday amenities, making it perfectly suited to a variety of buyers.
The well-proportioned accommodation comprises an entrance porch leading through to a welcoming living room, a separate dining room, a fitted kitchen, and a useful boot room/utility area. To the first floor, the property offers two generous double bedrooms along with a modern refitted shower room.
Externally, the home benefits from an enclosed rear garden featuring a brick-built studio/office space, ideal for home working or hobbies, along with several additional outbuildings providing excellent storage options. To the front, on-street parking is available on a first-come, first-served basis.
Early viewing is highly recommended to fully appreciate the location and potential this attractive home has to offer. Energy rating to be confirmed.

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 recommend

Guide Price £140,000

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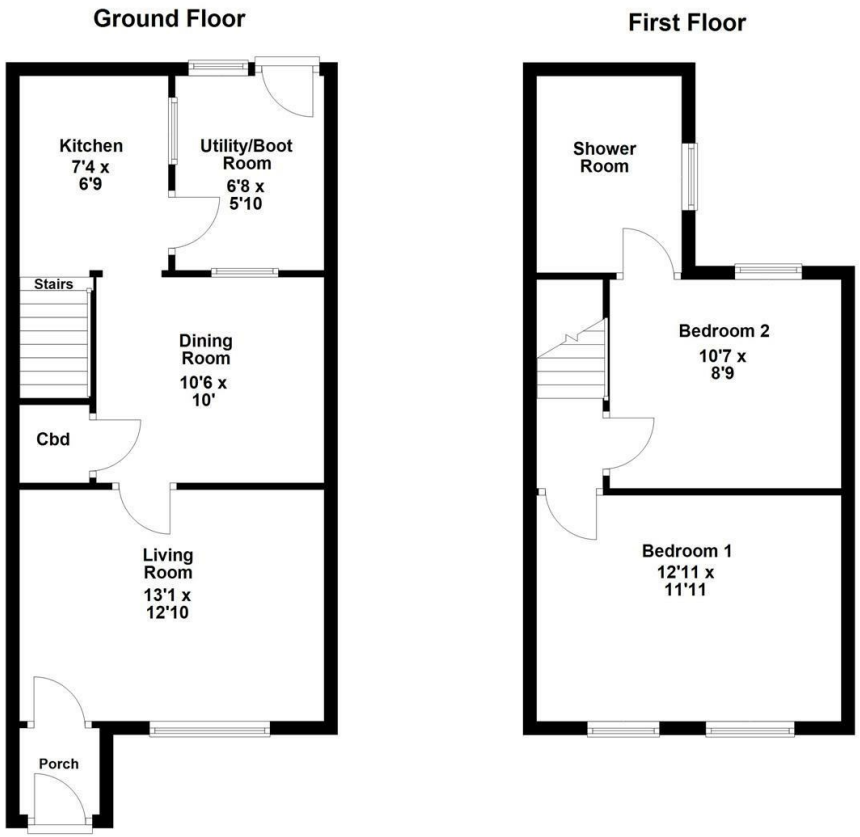
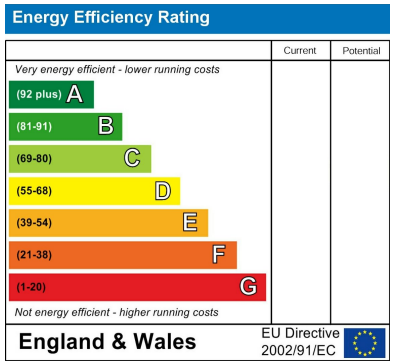

Ground Floor
Kitchen
7'4 x
6'9
Utility/Boot
Room
6'8 x
5'10
Stairs
Dining
Room
10'6 x
10'
Cbd
Living
Room
13'1 x
12'10
Porch
First Floor
Shower
Room
Bedroom 2
10'7 x
8'9
Bedroom 1
12'11 x
11'11


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

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