



Glendon Road, Rothwell Kettering NN14 6BS

welcome to

Glendon Road, Rothwell Kettering

A spacious three-storey semi-detached home in Rothwell offering flexible accommodation, and excellent potential for modernisation - ideal for families or investors.

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

Entered via UPVC door to the front aspect, stairs rising to first floor landing, radiator and door leading to lounge/ diner.

Lounge/ Diner

Double glazed Bay window to the front aspect, double glazed obscured window to the side aspect, double glazed window to the rear aspect, two radiators and steps up leading to kitchen.

Kitchen

Fitted kitchen comprising wall and base units with worksurfaces over, stainless steel sink and drainer unit with mixer tap over, electric oven and gas hob with cooker hood over, space for fridge/ freezer, plumbing for washing machine, wall mounted boiler, spotlights to ceiling, radiator, door leading to basement, two obscured double glazed windows to the side aspect and double glazed door to the side aspect leading to rear garden.

Basement

Two double glazed obscured windows to the front aspect and double glazed door to the front aspect.





First Floor Landing

Stairs rising from entrance hall, access to loft space and doors leading to all rooms.

Bedroom One

Two double glazed windows to the front aspect and radiator.

Bedroom Two

Double glazed window to the rear aspect and radiator.

Bedroom Three

Double glazed window to the rear aspect and radiator.

Bathroom

Suite comprising bath, pedestal wash hand basin with mixer tap over, low level WC, extractor fan and double glazed obscured window to the side aspect.

Externally

Front

Steps leading up to front door and enclosed with brick walling.

Rear Garden

Mainly laid with gravel for easy maintenance, decked area for seating and fully enclosed with timber fencing.



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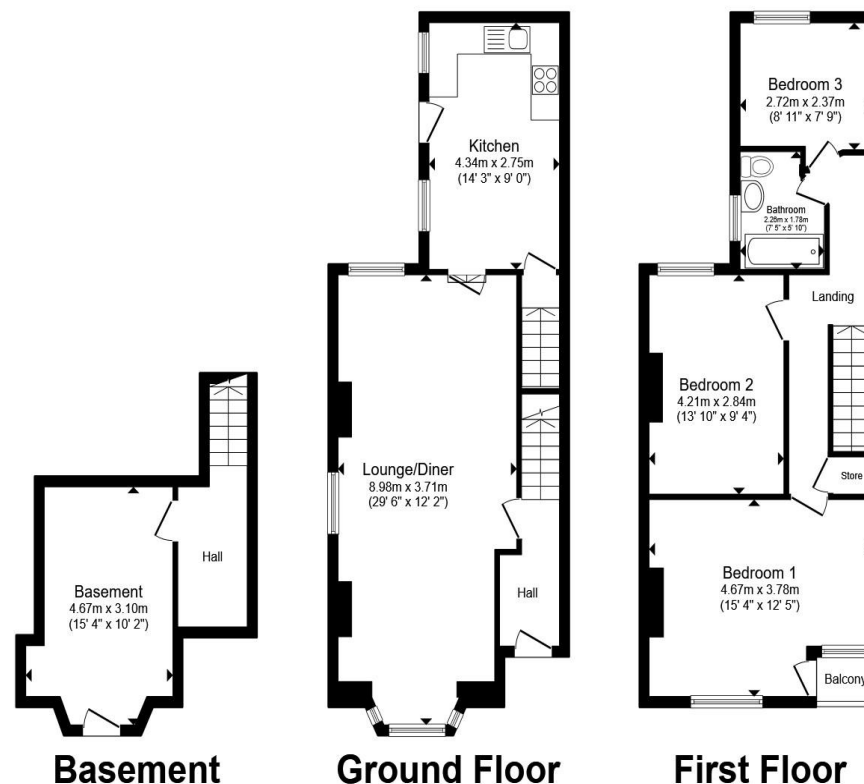
- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Spacious Semi-detached Home
- Flexible Living Accommodation

Tenure: Freehold EPC Rating: D

Council Tax Band: C

guide price

£210,000



Total floor area 118.3 m² (1,273 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



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Property Ref:
RWL107849 - 0003

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


william h brown



01536 418888



rothwell@williamhbrown.co.uk



2 Market Hill, Rothwell, KETTERING,
Northamptonshire, NN14 6EP



williamhbrown.co.uk