



around 7,600 residents and a history dating back to the Bronze Age. Granted a market charter by King John in 1204, Rothwell became an important medieval town. Today, it offers various amenities, including schools, shops, restaurants, and pubs. The nearest railway station is in Kettering on the Midland Main Line.

**COUNCIL TAX**

North Northamptonshire Council - Band B

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

**BUYERS ADMINISTRATION CHARGE**

The purchaser will be required to pay an administration charge of £1,140 (£950 plus VAT).

**BUYERS PREMIUM CHARGE**

The purchaser will be required to pay a buyers premium charge of £1,800 (£1,500 plus VAT).

**HOW TO GET THERE**

Rothwell is a market town north of Kettering just off the A14. On approaching Rothwell along the A14 take the exit signposted to Rothwell. At the roundabout take the second exit onto the Kettering Road which in turn runs into High Street. At the round about take the second exit onto Bridge Street and follow this out onto Glendon Road. Turn right into Columbus Crescent and then first right again into Hawkins Close where the property can be found on the right hand side.

**DOIMB01042026/0343**



**20 Hawkins Close, Rothwell, Kettering, NN14 6TB**



**For Auction - Guide £140,000 to £160,000**

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

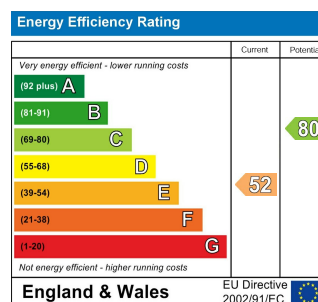
GUIDE PRICE: £140,000 to £160,000

VIEWINGS - BY APPOINTMENT ONLY - BY APPOINTMENT ONLY - PLEASE CALL 01604 259773

A modern three bedroom mid terrace property situated in a quiet cul de sac in the popular Northants town of Rothwell. The accommodation comprises entrance hall, cloakroom, lounge, kitchen/diner and to the first floor there are three bedrooms and a family bathroom. Outside there is a front garden and rear garden backing directly onto a recreation ground and the property is currently let on an Assured Shorthold Tenancy at £925 per calendar month with a 6.94% rental yield at the top end of the guide price making this property an ideal rental turn key investment.

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

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# 20 Hawkins Close, Rothwell, Kettering, NN14 6TB

## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE HALL

Enter via a hardwood front door with doors leading to:-

#### CLOAKROOM

Suite comprising WC, wash hand basin, double radiator, UPVC double glazed window with obscure glass to the front.

#### LOUNGE

17'6 x 13'3

UPVC double glazed window to the front, feature fire place, double radiator, storage cupboard, stairs to the first floor and door to:-



### FIRST FLOOR

#### LANDING

Loft access hatch, airing cupboard housing the gas wall mounted combination boiler and doors leading to:-

#### BEDROOM ONE

12'3 x 11'6

UPVC double glazed window to the front, built in double wardrobe and radiator.



#### BEDROOM TWO

11'6 x 10'4

UPVC double glazed window to the rear, built in double wardrobe and radiator.



#### BEDROOM THREE

9'4 x 7'5

UPVC double glazed window to the front, built in wardrobe and radiator.



#### BATHROOM

6'9 x 5'4

Suite comprising WC, wash hand basin, paneled bath with shower, curtain and rail, the bathroom is half tiled, radiator and UPVC double glazed window to the rear.



### OUTSIDE

#### FRONT GARDEN

The graveled front garden has a pathway leading to the front door.

#### REAR GARDEN

The rear garden has a patio area, decked area and the remainder of the garden is mainly laid to gravel, shed and enclosed by wood panel fencing. There is a rear pedestrian access and the rear garden backs directly onto a recreational ground giving a high degree of privacy and a sunny aspect.



#### PARKING

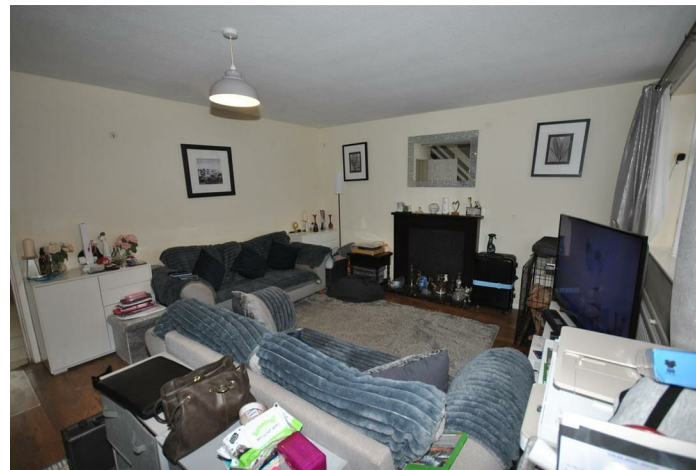
There is communal parking spaces a short walk from the property.

#### SERVICES

Main drainage, gas, water and electricity are connected.

#### LOCAL AMENITIES

Rothwell is a market town in North Northamptonshire, England, located 4 miles northwest of Kettering. It has



#### KITCHEN/DINER

17'6 x 11'7

Fitted with a range of base and eye level units, modern worktops, tiled splash backs, stainless steel sink and drainer with chrome mixer tap, oven, hob and extractor, plumbing for dishwasher, plumbing for washing machine, space for fridge/freezer, tiled flooring, space for table, storage cupboard, radiator, UPVC double glazed window to the rear and UPVC double glazed patio doors to the rear garden.

For further information on viewing call 01604 259773