



Birch Road, Kettering NN16 9TA

welcome to

Birch Road, Kettering

William H Brown welcome to the market a renovated two bedroom mid terraced home that has been redesigned to a superb finish.

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

Composite door, laminate flooring and stairs to accommodation.

Lounge

12' 6" x 11' 6" (3.81m x 3.51m)

Double glazed window to the front, laminate flooring, brick chimney with log burner. Radiator,

multiple sockets and TV point.

Kitchen

16' 2" x 7' 4" (4.93m x 2.24m)

Double glazed door and double glazed window to the rear. A range of matching wall and base units with a wipe clean splashback. Sink with mixer tap and drainer. Spot lights, extractor fan and integrated oven. Dishwasher, washing machine and fridge freezer, laminate flooring and multiple sockets.

Landing

Loft hatch.

Bedroom One

13' 3" x 11' 3" plus alcove (4.04m x 3.43m plus alcove)

Double glazed window to the front, laminate flooring, radiator and multiple sockets.

Bedroom Two

9' 10" x 8' 10" (3.00m x 2.69m)

Double glazed window to the rear, laminate flooring, radiator and multiple sockets.

Bathroom

Double glazed window to the rear, fully tiled walls and flooring. Bath with shower over and glass screen. Heated towel rail, wash basin with mixer tap and w/c with inset vanity.

Front Garden

Driveway with mature sleeper border.

Rear Garden

Fence surround, laid to lawn with patio area. Office space with power and lighting.

Parking

Driveway





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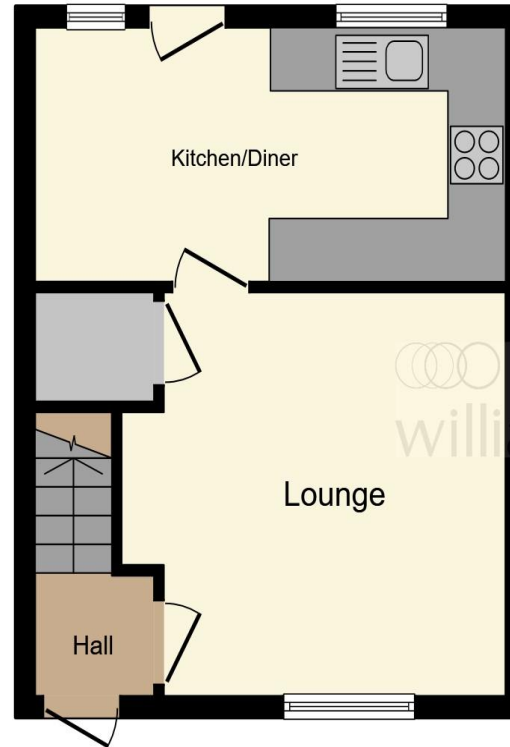
Birch Road, Kettering

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Two bedrooms
- Off road parking

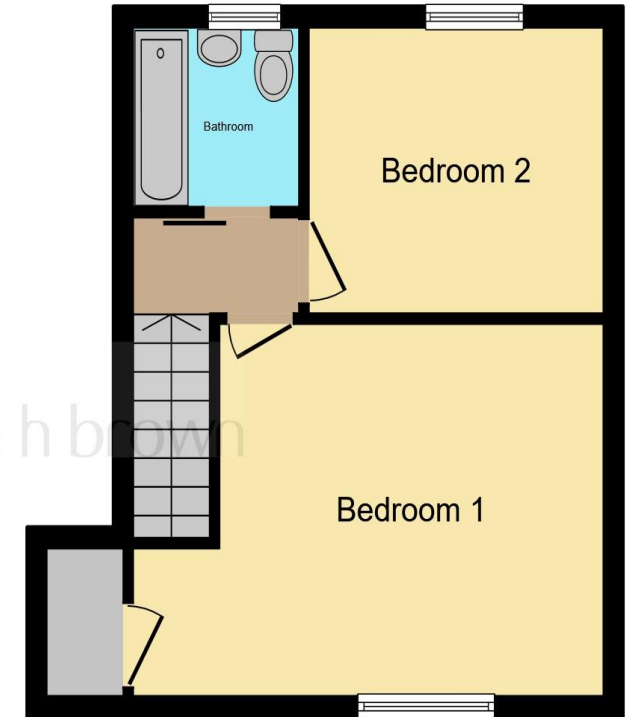
Tenure: Freehold EPC Rating: D
Council Tax Band: A

guide price

£175,000



Ground Floor



First Floor

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.focalagent.com

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Property Ref:
KTG111862 - 0002

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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.


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