



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 ADMINISTRATION CHARGE

The purchaser will be required to pay an administration charge of £900 (£750 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

DOIMB03042025/0025



Not to scale. For illustrative purposes only

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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	



Havelock House 15 Havelock Street, Kettering, Northants, NN16 9PZ



For Auction - Guide £325,000 to £350,000

FOR SALE BY AUCTION ON WEDNESDAY 30TH APRIL 2025 COMMENCING AT 11AM - SALE VIA A LIVE STREAMED AUCTION

GUIDE PRICE: £325,000 to £350,000

VIEWINGS: BY APPOINTMENT ONLY - SATURDAY 19TH AND 26TH APRIL 11.30AM TO 12.00PM

A rare opportunity to purchase a large Victorian property comprising six self contained studio flats with communal garden and a large detached workshop and land to the side of the property giving off road parking which also has development potential for additional dwellings subject to planning permission. The property has potential to let £38,000 per annum fully occupied and is being sold with five tenants in situ. The large workshop to the rear measures approximately 1,200 square feet with the plot store to the front set behind approached through secure gated access.

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

9 Westleigh Office Park, Northampton, NN3 6BW
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15 HAVELOCK STREET - ACCOMMODATION

GROUND FLOOR

ENTRANCE PORCH

Enter via a UPVC double glazed front door, cupboard containing fuse box and meters to the left, telecom entry receiver and a further UPVC double glazed door leading into:-

ENTRANCE HALL

With an original mosaic tiled flooring, stairs to the first floor, UPVC double glazed door to the communal rear garden and further doors leading to:-

STUDIO FLAT ONE

Enter via a hardwood front door.

KITCHEN

12'3 x 10'7

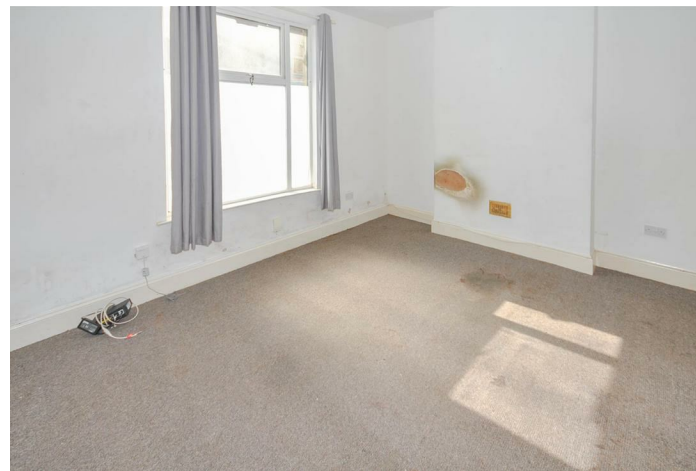
Fitted with a range of base and eye level units, modern worktops, tiled splashbacks, stainless steel sink and drainer with mixer tap, oven and hob, plumbing for washing machine and a door to the airing cupboard which houses the hot water tank, UPVC double glazed window to the side and door to:-



LOUNGE/BEDROOM

14'5 x 11'3

UPVC double glazed window to the front, electric wall mounted heater and door to:-



SHOWER ROOM

7'7 x 5'0

Suite comprising WC, wash hand basin, shower with curtain and rail, tiled splashbacks, extractor and electric wall mounted heater.

STUDIO FLAT TWO

This flat is currently vacant. Enter via a hardwood front door into:-

KITCHEN

10'5 x 7'0

Fitted with a range of base and eye level units, roll top work surfaces, stainless steel sink and drainer, tiled splashbacks, cooker and hob, electric wall mounted heater, tiled flooring, extractor and UPVC double glazed window to the rear and door to:-

LOUNGE/BEDROOM

14'3 x 11'5

UPVC double glazed window to the front, electric wall mounted heater and door to:-

BATHROOM

10'5 x 6'6

Suite comprising WC, wash hand basin, panelled bath with shower, curtain and rail, tiled splashbacks, tiled flooring, extractor and airing cupboard housing the hot water tank.

STUDIO FLAT SIX

Enter via a hardwood front door to:-

KITCHEN/LOUNGE

12'5 x 11'1

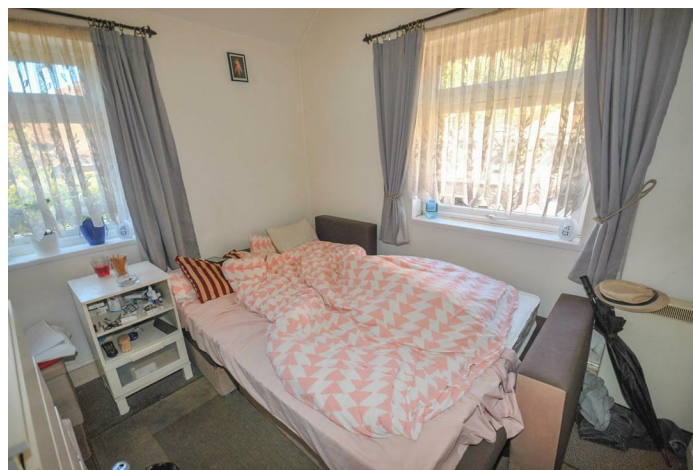
Fitted with a range of base and eye level units, stainless steel sink and drainer, modern worktops, tiled splashbacks, built in oven and hob, electric wall mounted heater, tiled floor, space for fridge/freezer and UPVC double glazed window to the side. There is a walkway through to:-



BEDROOM

11'2 x 8'3

Two UPVC double glazed windows to the rear and side, electric wall mounted heater and a door to:-



SHOWER ROOM

7'1 x 4'0

Suite comprising WC, wash hand basin, corner shower cubicle with glass bi folding doors, shower, tiled splashbacks, tiled floor, extractor and UPVC double glazed window to the side.

FIRST FLOOR

LANDING

UPVC double glazed window to the rear, loft access and doors to:-

STUDIO FLAT FOUR

Hardwood door into:-

KITCHEN

12'5 x 10'6

Fitted with a range of base and eye level units, modern worktops, tiled splashbacks, stainless steel sink and drainer, cooker, hob and washing machine, electric wall mounted heater, airing cupboard housing the hot water tank, UPVC double glazed window to the side and extractor. Door to:-

LOUNGE/BEDROOM

13'6 x 11'3

UPVC double glazed window to the front, electric wall mounted radiator and door to:-

SHOWER ROOM

7'8 x 4'9

Suite comprising WC, wash hand basin, shower cubicle with glass door, tiled splashbacks and extractor.

STUDIO FLAT FIVE

Enter via a hardwood front door into:-

KITCHEN/LOUNGE

12'9 x 11'1

Fitted with a range of base and eye level units with modern worktops, tiled splashbacks, stainless steel sink and drainer with chrome mixer tap, built in oven and hob, tiled flooring, electric wall mounted heater, airing cupboard housing the hot water tank and UPVC double glazed window to the side. An archway leads through to:-

BEDROOM

11'1 x 8'9

UPVC double glazed windows to the side and rear and door to:-

SHOWER ROOM

7'1 x 4'0

Suite comprising WC, wash hand basin, shower cubicle with shower, tiled splashback and extractor.

STUDIO FLAT THREE

Enter via a hardwood front door to:-

KITCHEN

10'5 x 7'0

Fitted with a range of base and eye level units, roll top work surfaces, tiled splashbacks, stainless sink and drainer, cooker and hob, electric wall mounted heater, extractor and UPVC double glazed window to the rear. Door to:-

LOUNGE/BEDROOM

14'3 x 11'5

UPVC double glazed window to the front, electric wall mounted heater and door to:-

ROOM

Door to:-

BATHROOM

10'5 x 6'6

Suite comprising WC, wash hand basin, panelled bath with shower, curtain and rail and airing cupboard housing the hot water tank.

OUTSIDE

COMMUNAL GARDEN

With patio area enclosed by brick walling and fencing. The communal garden enjoys privacy and sunny aspect.

WORKSHOP

37'3 x 37'3 approximately

The brick built Victorian workshop slightly tapers to the rear of the property. The workshop is vacant and measures approximately 1,200 square feet and has potential for conversion in further apartments or warehouse conversion subject to planning permission.



PLOT OF LAND

To the side of the existing house there is an access which may have potential for the construction of a further dwelling or apartment giving undercroft access to the rear subject to consent.



CURRENT RENTAL FIGURES

The studio flats currently rent out at:-

Flat One - £550 per month / Flat Two (Vacant)- £550 per month / Flat Three - £550 per month / Flat Four - £500 per month / Flat Five - £500 per month / Flat Six - £510 per month

Total potential income = £38,000 per annum

SERVICES

Main drainage, water and electricity are connected.

COUNCIL TAX

North Northamptonshire Council

Each studio flat is in band A.

ENERGY PERFORMANCE RATING

The current EPC ratings are:-

Flat One - D / Flat Two - E / Flat Three - C / Flat Four - D / Flat Five - E / Flat Six - E

For further information on viewing call 01604 259773