LOCAL AMENITIES

Situated along Kettering Road in the historic market town of Rothwell, 75 Kettering Road (NN14 6JR) benefits from immediate access to a wide array of town-centre conveniences. Residents are just a short walk from Rothwell's traditional Market Hill and High Street, which feature a Tesco Express, local bakeries, independent shops, traditional pubs, and local eateries. For larger supermarket runs, Sainsbury's and Morrisons in neighbouring Kettering are just a 10-minute drive away. Families are well-served by quality local educational facilities, including Rothwell Victoria Infant School, Rothwell Junior School, and Montsaye Academy for secondary education. For outdoor leisure, the green open spaces of Rothwell Country Park and the nearby Millennium Green offer scenic walking trails, while the comprehensive retail and entertainment hub at Rushden Lakes is easily accessible via the A14.

COUNCIL TAX

Kettering Council Tax Band A

BUYERS PREMIUM

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

BUYERS ADMIN CHARGE

The purchaser will be required to pay a buyers admin charge of £1,200 ex VAT (£1,440 inc VAT).

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.

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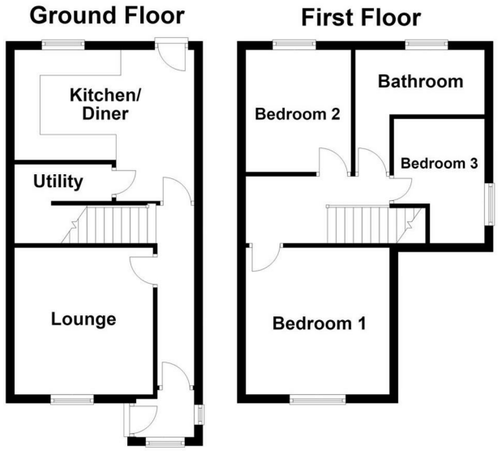

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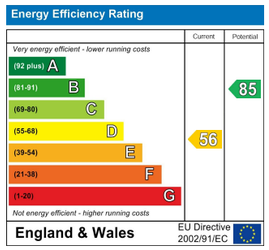

9 Westleigh Office Park, Northampton, NN3 6BW
T: 0333 358 2245 F: 01604 232627
http://www.auctionhouse.co.uk/northantsbedsandbucks.co.uk

75 Kettering Road, Kettering, NN14 6JR

For auction Auction Guide £125,000

** FOR SALE BY LIVESTREAM AUCTION ON 12TH NOVEMBER AT 11AM**
GUIDE PRICE RANGE: £125,000 - £145,000
VIEWINGS - BY APPOINTMENT ONLY - PLEASE CONTACT TO ARRANGE

A well-presented three-bedroom end-of-terrace property, offered vacant and with no onward chain, providing an attractive opportunity for investors and owner-occupiers alike. The accommodation comprises an entrance hall, lounge, spacious kitchen/dining room with small utility area, three first-floor bedrooms and a refitted family bathroom. The property further benefits from gas central heating, UPVC double glazing, front garden and a larger enclosed rear garden.
Presented in good, ready-to-let condition, the property represents a strong turnkey buy-to-let investment, with an estimated rental income of approximately £1,200 pcm / £14,400 per annum, equating to an estimated 11% gross yield at the guide price. Situated in a convenient Rothwell location with good access to local amenities and nearby main road and bypass connections, making it well placed for Kettering and the surrounding area.

TO REGISTER TO BID AND VIEW LEGAL DOCUMENTS, PLEASE VISIT OUR WEBSITE.

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75 Kettering Road, Kettering, NN14 6JR

ACCOMMODATION

ENTRANCE PORCH & HALL

Entered via Upvc double glazed panelled door, double glazed window to the front and side, panelled door to Entrance Hall

LOUNGE AREA

11'8 x 11'3

UPVC double glazed window to the front aspect with single panelled radiator under, open fire place and feature archways with storage cupboards

KITCHEN

13'11 x 11'5

UPVC double glazed window to the rear aspect and double glazed panelled door with access to rear garden, single bowl, single drainer sink unit with mixer tap, range of high and base level cupboard units, work surfaces over with tiled surrounds, appliance space to include plumbing for washing machine, oven and four ring electric hob with extractor hood over, wall mounted boiler, double panelled radiator, spot lights to ceiling, door way to additional storage/ utility area with storage and additional appliance space and further double panelled radiator

FIRST FLOOR

BEDROOM ONE

11'3 x 10

Double bedroom with UPVC double glazed window to the front aspect with single panelled radiator under and cast iron fireplace

BEDROOM TWO

9'4 x 8'1

Double bedroom with UPVC double glazed window to the rear aspect with single panelled radiator

BEDROOM THREE

9'8 x 7'1

Single room with Upvc double glazed window to the side and radiator

BATHROOM

UPVC double glazed window to the rear, low level Wc, pedestal wash hand basin, twin grip panelled bath with mixer tap with shower attachment, plus shower and screen over with tiled surrounds and single panelled radiator

OUTSIDE

FRONT GARDEN

Pathway to entrance door with lawned areas and low level retaining brick wall, space for bin storage

REAR GARDEN

Fully enclosed rear garden having immediate gravel patio stepping onto lawn garden stepping up to further gravel area, timber shed and gated access to shared pathway to front

SERVICES

Mains drainage, water, electrics, gas central heating & double glazing throughout

HOW TO GET THERE

Situated along the main entry route into the town from the north, 75 Kettering Road (NN14 6JR) is exceptionally easy to reach by car via the A14 (Junction 3 or 4), providing direct links to Kettering, Corby, the A1, and the M1/M6 interchange. For rail commuters, Kettering Railway Station is conveniently located just a 10-minute drive away (approx. 4 miles), offering fast East Midlands Railway services straight into London St Pancras International in under 50 minutes, as well as regular connections north to Leicester and Nottingham.

For further information on viewing call 0333 358 2245