



BUYERS PREMIUM CHARGE

The purchaser will be required to pay a buyers premium charge of £2,500 ex VAT (£3,000 inc VAT).

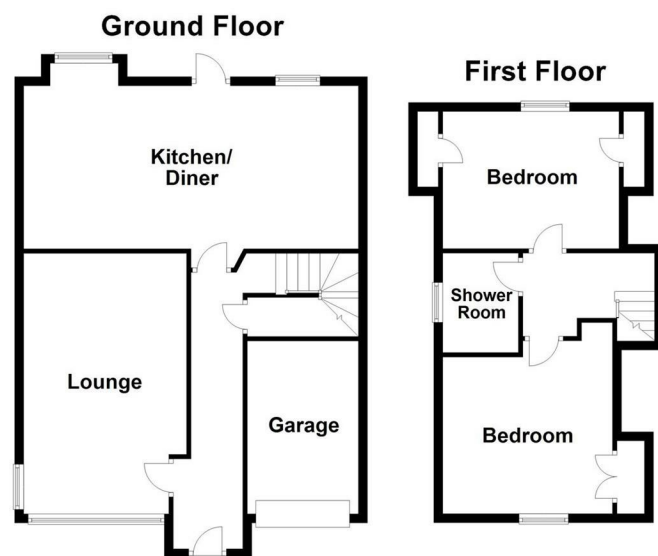
BUYERS ADMIN CHARGE

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

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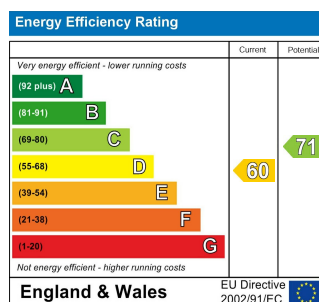
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Not to scale. For illustrative purposes only

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15 North Park Drive, Kettering, Northamptonshire, NN16 9JT



For auction Auction Guide £180,000

GUIDE PRICE: £180,000

VIEWINGS - BY APPOINTMENT ONLY - PLEASE CALL OUR OFFICE TO ARRANGE

A chain-free, detached freehold property in the popular north Kettering area, offering a full refurbishment opportunity. The accommodation includes two double bedrooms, a separate lounge, kitchen/diner, cloakroom and shower room, together with an integral garage and off-road parking. The property benefits from well-sized front and rear gardens, with the rear offering scope to extend or reconfigure (STPP). The property requires updating throughout as the ceilings will need repairing in the rooms, viewings are advised for inspection .

This is an ideal investment for refurbishment, resale or long-term letting. The property is offered as vacant possession & no onward chain.

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

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ACCOMODATION

GROUND FLOOR

LIVING AREA

19 x 12

The living area features wooden flooring, paneled radiator, curtain rail, double glazed UPVC front and side windows, electric fireplace.



DOWNSTAIRS WC

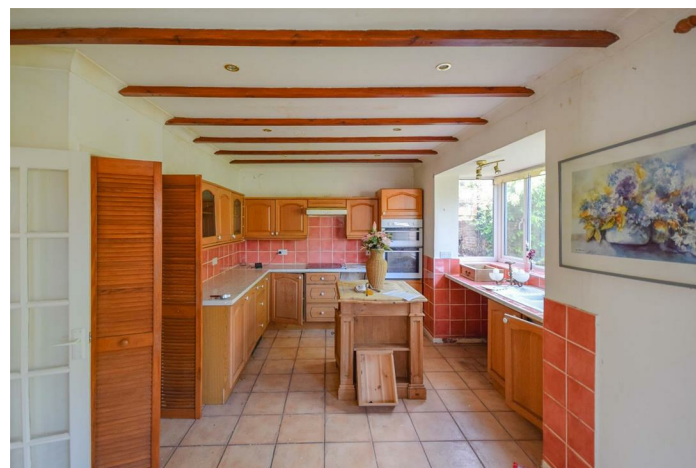
4 x 3

Downstairs WC with wash basin (underneath stairs)

KITCHEN & DINER

24'5 x 12

The spacious kitchen & diner features wooden cabinets, a wooden kitchen island, rear UPVC double glazed windows overlooking the rear garden, fitted kitchen appliances including a grill, oven & induction hob with extractor fan. The kitchen also has UPVC doors which lead out to the garden. The dining area ceiling needs to be repaired.



GARAGE

12'7 x 8'3

Brick internal garage with window & electrics.



FIRST FLOOR

BEDROOM ONE

12 x 10'2

Windows to the rear elevation, curtain rails, wooden floors, single paneled radiator, space for a double bed & cupboard doors into the eaves of the loft.

BEDROOM TWO

15 x 11'5

Windows to the front elevation, curtain rails, wooden floors, single paneled radiator, space for a double bed & storage insert to the side of the room.



SHOWER ROOM

6 x 5'1

Comprising a standing shower, hatch window, wash basin with cabinets and WC.



OUTSIDE

FRONT GARDEN

Off road parking on driveway for one car, small lawned area, side access to the rear garden.



REAR GARDEN

Rear garden includes a patio, bordered fencing, lawned garden which is overgrown, side access to front of the property, various shrubs & trees.



SERVICES

Main drainage, gas, water and electricity are connected.

COUNCIL TAX

Kettering Council Tax Band C

HOW TO GET THERE

From Kettering Town Centre, head north via the A6003, then turn into the residential area leading to North Park Drive, where the property is located. The house sits within an established residential neighbourhood. The property is well positioned for road access, with the A14 close by, providing convenient links to Corby, Wellingborough and the M1/M6 road network. Kettering Railway Station is also within easy reach, offering direct services to London St Pancras.

LOCAL AMENITIES

North Park Drive is located in a popular residential area of North Kettering, there are multiple surrounding parks, schools including Kettering Buccleuch Academy, shops & a short drive from Telford Way Industrial Estate.

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.

For further information on viewing call 01604 259773