



**Bonham Court, Kettering NN16 8NJ**

**welcome to**

## **Bonham Court, Kettering**

William H Brown welcome to the market this two bedroom end terrace house, with off road parking, ideally located in close proximity to the Kettering town centre and offers good access to major transport links and local amenities, making this property in high demand.

### **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 and fuse box.

### **Lounge**

12' 8" x 9' 4" ( 3.86m x 2.84m )

Double glazed window to the front. Open plan with under floor heating, laminate flooring, radiator and understairs storage.

### **Kitchen**

12' 2" x 9' 7" ( 3.71m x 2.92m )

Double glazed window and double glazed door to the rear, laminate flooring with under floor heating, wall and base units, laminate worktop, electric hob and oven, extractor fan, integrated fridge freezer, large sink with drainer and mixer tap.

### **Landing**

Loft access and airing cupboard.

### **Bedroom One**

11' 4" x 9' 1" ( 3.45m x 2.77m )

Double glazed window to the front, fitted wardrobe, radiator, laminate flooring.

### **Bedroom Two**

11' 4" x 9' 4" ( 3.45m x 2.84m )

Double glazed window to the rear and radiator.

### **Bathroom**

8' 3" x 5' 9" ( 2.51m x 1.75m )

Double glazed window to the rear, fully tiled, bath with electric shower over, w/c, wash basin with mixer tap.

### **Front Garden**

Laid to lawn.

### **Rear Garden**

Laid to lawn, side access gate, shed, electrical socket and tap.





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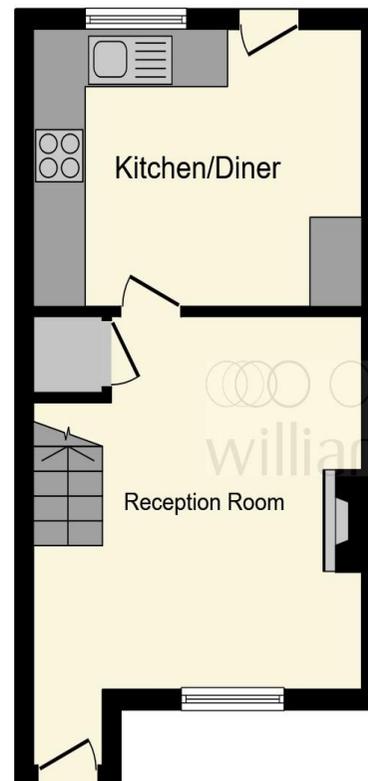
## Bonham Court, Kettering

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Two bedroom end of terrace house
- Under floor heating downstairs

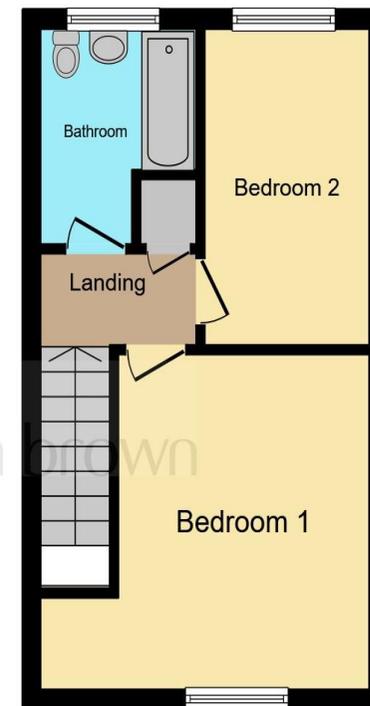
Tenure: Freehold EPC Rating: D  
Council Tax Band: B

guide price

**£175,000**



Ground Floor



First Floor

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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Property Ref:  
KTG111639 - 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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