

Whilst every attempt has been made to ensure the accuracy of the floor plan and details contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and have no guarantee as to their operability or efficiency can be given. Floor plan made with Metropix 2014. Fixtures and fittings may vary at point of sale.

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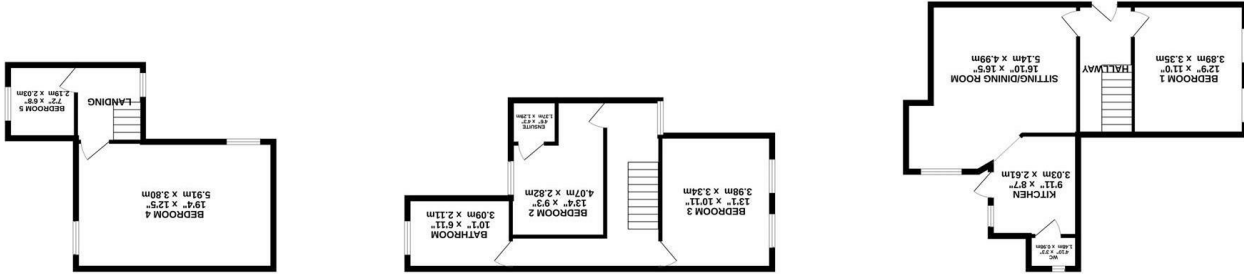
Thrapston
22 HIGH STREET
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NORTHAMPTONSHIRE
NN14 4JH

Rothwell
30 HIGH STREET
ROTHWELL
NORTHAMPTONSHIRE
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Kettering
12B HORSEMARKET
KETTERING
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TOTAL FLOOR AREA: 1324 sq. ft. (123.0 sq. m.) approx.



9 Regent Street, Kettering, NN16 8QG
£225,000



Offered to the market is this immaculate three story, five bedroom Victorian property currently functioning as serviced accommodation. Formally a licensed six person HMO, the property is now in vacant possession and fully furnished in readiness for a new landlord. The property is located with-in walking distance of the town centre, Kettering General Hospital, Kettering Train Station and a wealth of other local amenities.

Upon entry to the ground floor you are welcomed into the entrance hall which gives access to the first large double bedroom, shared living/dining area, kitchen, downstairs toilet and staircase to the first floor. The living/dining area is generous in size fitted with storage units, a fridge/freezer, seating and dining table and chairs. The kitchen has a range of eye and base level units, hob/cooker, functioning sink area and washing machine. To the rear of the kitchen is the downstairs toilet and basin. From the kitchen, access can be gained to the private gravelled courtyard garden allowing ample space for outdoor furniture and dining. To the first floor you will find the main bathroom which comprises a bath, separate shower, low level w/c and pedestal hand wash basin plus bedrooms two and three, both double in size with bedroom two benefiting from an en suite with shower. On the second floor you will find bedrooms four and five both sharing a private landing giving lots of natural light and private staircase.

COUNCIL TAX BAND - A
EPC - D



Kitchen

9'11" x 8'6" (3.03m x 2.61m)

Sitting/Dining Room

16'10" x 16'4" (5.14m x 4.99m)

Guest W/C

4'10" x 3'0" (1.48m x 0.93m)

Bedroom 1

12'9" x 10'11" (3.89m x 3.35m)

Bedroom 2

13'4" x 9'3" (4.07m x 2.82m)

Bedroom 3

13'0" x 10'11" (3.98m x 3.34m)

Bedroom 4

19'4" x 12'5" (5.91m x 3.80m)

Bedroom 5

7'2" x 6'7" (2.19m x 2.03m)

Bathroom

10'1" x 6'11" (3.09m x 2.11m)

Ensuite

4'5" x 4'2" (1.37m x 1.29m)