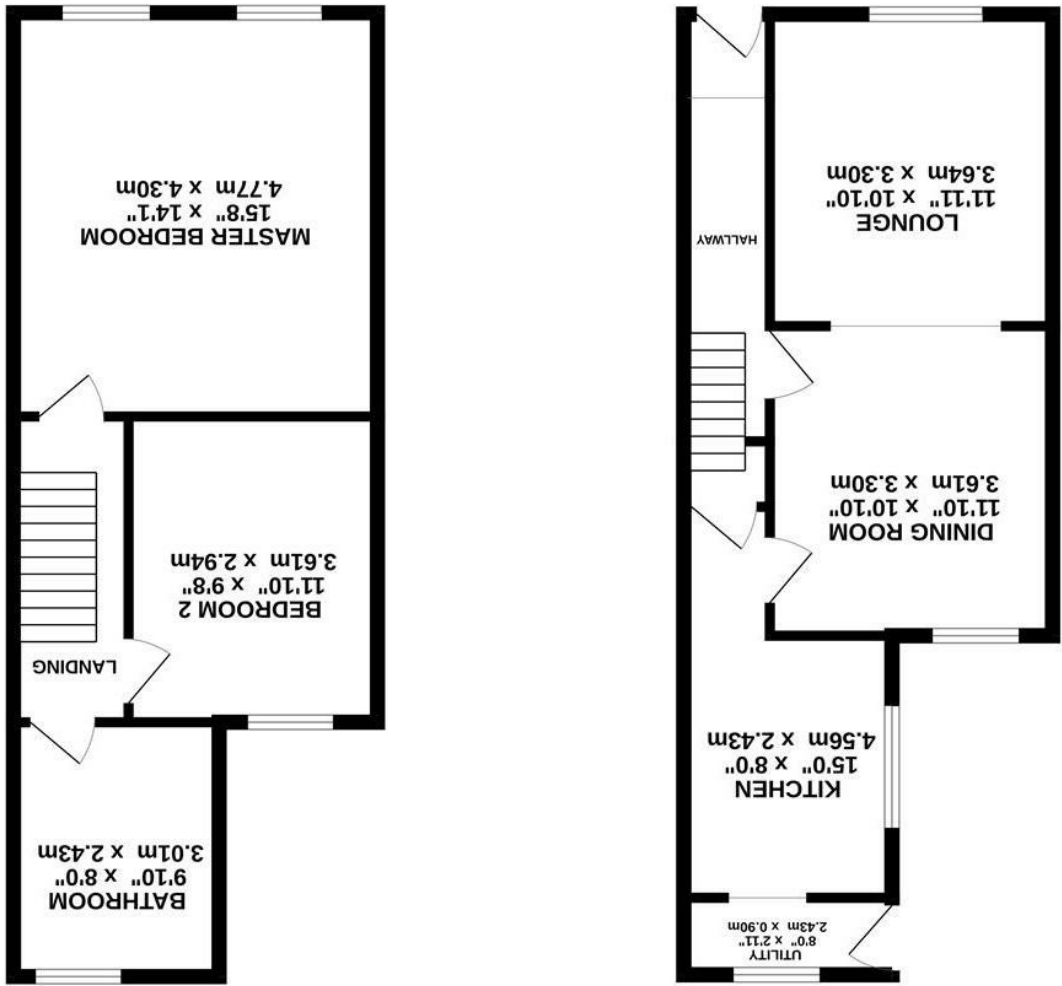


Whilst every attempt has been made to ensure the accuracy of the floor plan and details contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should 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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TOTAL FLOOR AREA: 905 sq ft (84.1 sq.m.) approx.



**Corby**  
1A SPENCER COURT  
CORBY  
NORTHAMPTONSHIRE  
NN17 1BH

**Thrapston**  
22 HIGH STREET  
THRAPSTON  
NORTHAMPTONSHIRE  
NN14 4JH

**Rothwell**  
30 HIGH STREET  
ROTHWELL  
NORTHAMPTONSHIRE  
NN14 6BQ

**Kettering**  
12B HORSEMARKET  
KETTERING  
NORTHAMPTONSHIRE  
NN16 0DQ



30 Pollard Street, Kettering, NN16 9RP  
Offers over £210,000





Offered to the market is this beautifully presented, Victorian two bedroom mid terrace home, ideally positioned within close proximity to Kettering town centre and a wealth of local amenities. The property comprises a living room, a dining room, a kitchen, two double bedrooms, and a family bathroom. Externally, the landscaped rear garden offers a paved patio area at the top and bottom, perfect for outdoor furniture and dining, a large lawn with path to the centre for access, a garden shed, and an outbuilding. The outbuilding has power and light, so it could be used for storage and converted into a further entertainment room.

Upon entry to the property, you are welcomed into the hallway, which gives access to all ground floor accommodation and the rising staircase to the first floor. The living and dining room are separated by an archway, giving an open feel and providing enough space for dining and living furniture with dual aspect windows boasting lots of natural light. The modern kitchen comprises eye and base level units, an integrated hob/cooker, and provides space for an American fridge/freezer, a washing machine, and a dishwasher. You will find additional storage to the rear of the kitchen, which could also function as a pantry. Access can be gained to the rear garden via a UPVC door. On the first floor, you will find two double bedrooms and the family bathroom. The bathroom comprises an enclosed shower, bath tub, low level toilet, hand wash basin, and heated towel rail.

COUNCIL TAX BAND - A  
EPC - TBC



#### Kitchen

7'11" x 14'11" (2.43m x 4.56m)

#### Lounge

10'9" x 11'11" (3.30m x 3.64m)

#### Dining Room

10'9" x 11'10" (3.30m x 3.61m)

#### Utility

7'11" x 2'11" (2.43m x 0.90m)

#### Master Bedroom

14'1" x 15'7" (4.30m x 4.77m)

#### Bedroom 2

9'7" x 11'10" (2.94m x 3.61m)

#### Bathroom

7'11" x 9'10" (2.43m x 3.01m)

