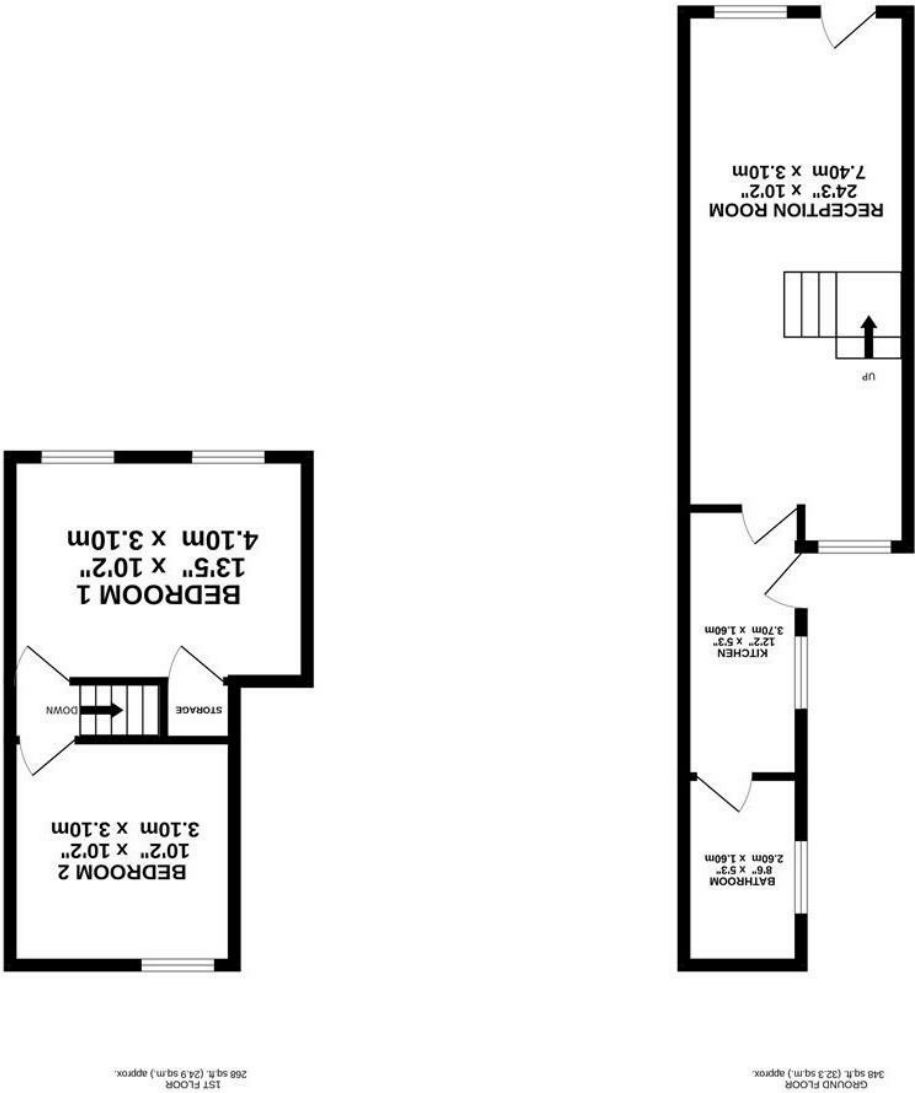


Whilst every attempt has been made to ensure the accuracy of the floor plan and details contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should 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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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



45 Princes Street, Kettering, NN16 8RW
£165,000

2 1 1 D

A well presented two-bedroom terraced property situated in the heart of Kettering, surrounded by a wide range of amenities. The property itself offers a spacious open plan reception room, kitchen, bathroom, and two double bedrooms. Outside, you will find a fully enclosed rear garden bordered by timber fencing and a brick build storage shed.

Upon entry, you are welcomed into the reception room, where there is ample space for both living and dining furniture, along with dual-aspect windows allowing natural light to flood the space. To the rear, you will find the kitchen, fitted with a range of eye-level and base units, along with an integrated oven, hob, and extractor. There is also space for further appliances and access to the ground floor bathroom. The bathroom is fitted with a three-piece suite including a bathtub with shower over, low-level WC, and wash hand basin. Ascending to the first floor, you will find two generously sized double bedrooms.

Kettering town centre is around a ten-minute walk from the property and provides a variety of amenities including local shops, supermarkets, cafes, restaurants, and more. Kettering train station is also nearby and offers frequent direct routes to London—ideal for commuting.

Council Tax Band: A
EPC Rating: D



Reception Room
24'3" x 10'2" (7.4 x 3.1)

Kitchen
12'1" x 5'2" (3.7 x 1.6)

First Bedroom
13'5" x 10'2" (4.1 x 3.1)

Second Bedroom
10'2" x 10'2" (3.1 x 3.1)

Bathroom
8'6" x 5'2" (2.6 x 1.6)

