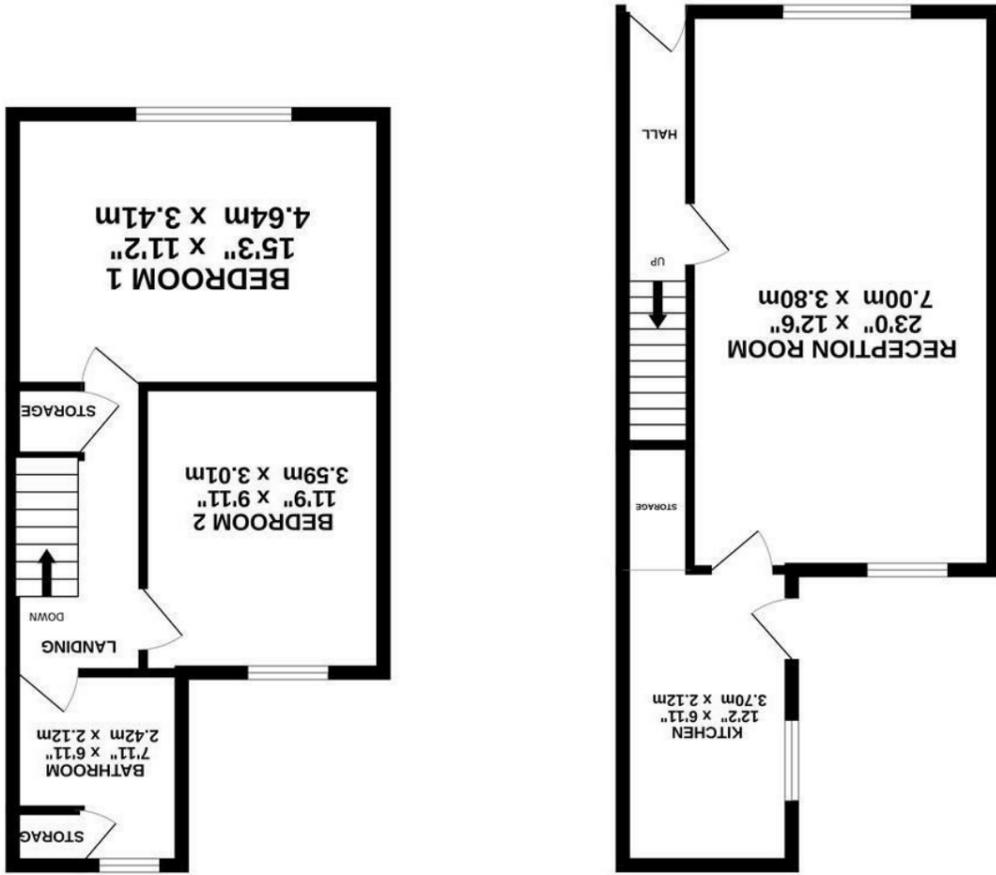


Whilst every attempt has been made to ensure the accuracy of the floor plan and details contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should 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: 839 sq.ft. (78.0 sq.m.) approx.



1ST FLOOR  
405 sq.ft. (37.6 sq.m.) approx.

GROUND FLOOR  
434 sq.ft. (40.3 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



9 Cross Street, Kettering, NN16 9DQ  
£170,000



Offered onto the market with no onwads chain is this two bedroom mid terrace property that is situated within the heart of Kettering. The property itself comprises a large, open plan reception room, kitchen, two double bedrooms and a three piece bathroom. Externally, you will find a fully enclosed rear garden that boasts lawn and paved patio space, ideal for outdoor furniture.

The property is entered into the hallway, which provides access to the reception room and staircase rising to the first floor landing. The reception room is generous in size providing plenty of space for both living and dining furniture along with dual aspect windows allowing natural light to enter the home. The kitchen was re fitted around six year ago and offers a range of cabinetry as well as an integral oven, hob and extractor. There is also space for further appliances and a storage cupboard, ideal for pantry use. Ascending to the first floor you are able to access both double bedrooms and the bathroom. The bathroom was renovated around four years ago and comprises a three piece suite including a bath tub with shower over, low level WC and wash hand basin.

Kettering town centre is around a five minute walk from the property and provides a number of amenities including local shops, supermarkets, cafes, restaurants and much 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**  
22'11" x 12'5" (7 x 3.8)

**Kitchen**  
12'1" x 6'10" (3.7 x 2.1)

**First Bedroom**  
15'1" x 11'1" (4.6 x 3.4)

**Second Bedroom**  
11'5" x 9'10" (3.5 x 3)

**Bathroom**  
7'10" x 6'10" (2.4 x 2.1)

