



38 Garfield Street
Kettering, Northants NN15 6BU



Simpson & Partners



Located to the Southern side of Kettering is this characterful FOUR bedroom property with garage to the rear. The accommodation is spread over three floors. The property still retains many original features and also benefits from upvc double glazed sash window, original panelled doors, gas radiator central heating, Oak flooring, bay fronted sitting room with cast iron feature fireplace with Pine surround, 16' Kitchen/Breakfast room, downstairs shower room, three piece bathroom suite, front forecourt and rear garden.

Within walking distance of Kettering Railway Station and the town centre.

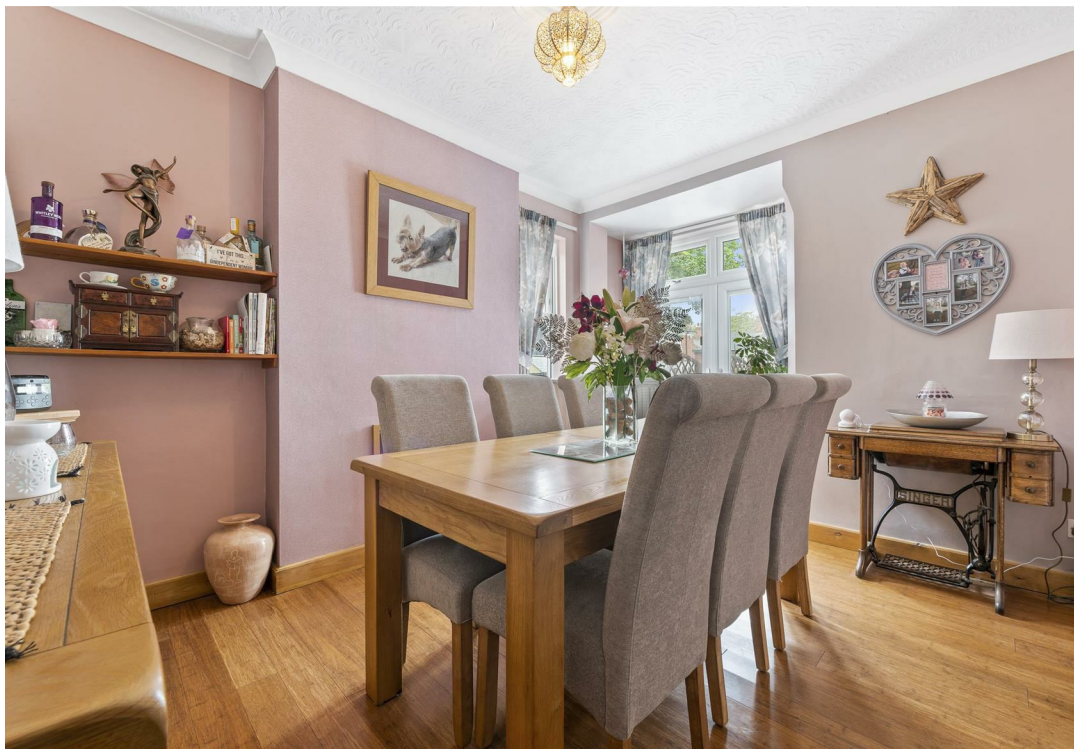
The accommodation comprises through hallway, sitting room, dining room, kitchen/breakfast room, utility and a shower room. Then on the first floor there are three bedrooms and a bathroom. On the second floor is bedroom one. An internal viewing is a must to appreciate this beautifully presented property.

 4  2  2

Offers In Excess Of £285,000



Superb FOUR bedroom property with many original features and a single garage to the rear.

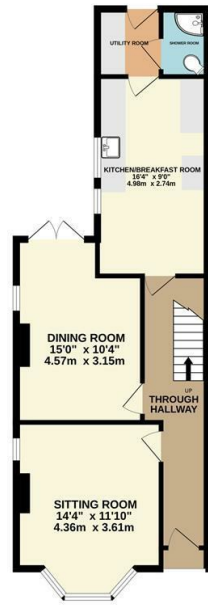




Enclosed walled garden.



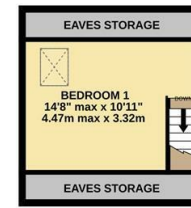
GROUND FLOOR
899 sq.ft. (82.7 sq.m.) approx.



1ST FLOOR
516 sq.ft. (47.9 sq.m.) approx.



2ND FLOOR
233 sq.ft. (21.6 sq.m.) approx.



TOTAL FLOOR AREA: 1348 sq.ft. (125.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The plan is copyright to Simpson and Partners and is for illustrative purposes and should only be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability can be given.
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D		
(39-54) E	48	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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