

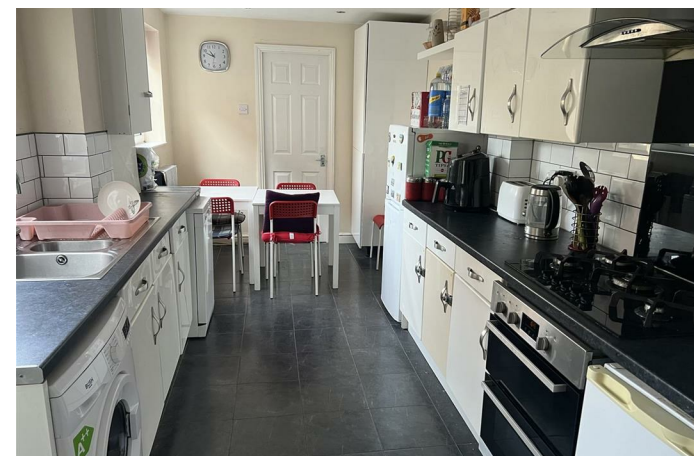


40 Dryden Street
Kettering, Northants NN16 8EU



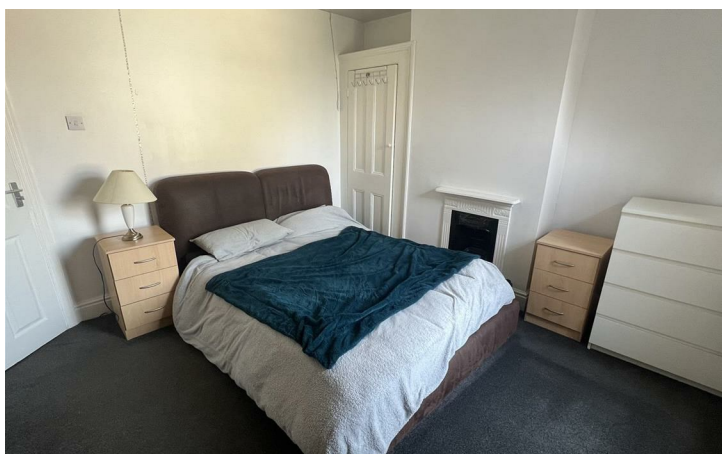
Simpson & Partners

Attention Investors! Offered with no chain is this spacious four bedroom mid terrace home boasting two reception rooms, two bathrooms and kitchen with enclosed garden space. Situated in the heart of the town close to all amenities. Currently used as HMO (house of multiple occupants) offering 6 bedrooms and an income of around £2500 per month. The property boasts a large cellar with access through a door off the hallway leading down stairs - this would be ideal for further accommodation subject to necessary works and the property also has a large loft which could be converted into two further bedrooms (subject to planning permission) as the landing area is large enough to incorporate a separate stair case for access into the loft. Viewing is highly recommended to appreciate the potential on offer.

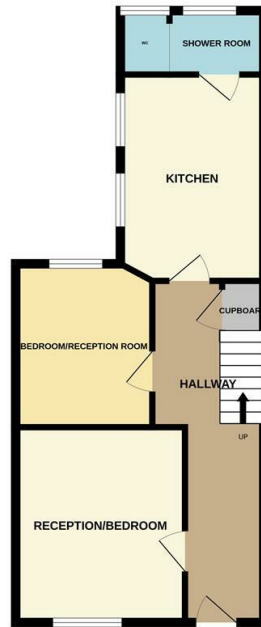


Offers Over £285,000

 6  2  2



GROUND FLOOR
483 sq.ft. (44.9 sq.m.) approx.



1ST FLOOR
438 sq.ft. (40.7 sq.m.) approx.



TOTAL FLOOR AREA: 922 sq.ft. (85.6 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, stairs 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.
Made with Metageo (2009)

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	66	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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01536 518200

kettering@simpsonandpartners.co.uk

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1 Silver Street, Kettering, Northants, NN16 0BN