



45 Cornwall Road
Kettering, NN16 8PD



Simpson & Partners

Located within convenient distance to the town centre and other local amenities is this one bedroom cluster home, that presents an exciting opportunity for those looking to put their personal stamp on a property. While the home benefits from Upvc double glazing, it does require complete modernisation, offering great potential for renovation enthusiasts or first time buyers willing to take on a project.

The property is in need of a comprehensive update, including the installation of a new kitchen and bathroom, as well as redecorating throughout and new floor coverings. Despite its current condition, this home boasts off road parking to the side, a valuable feature.

For those with vision and a desire to create their ideal living space, this cluster home provides an excellent canvas. Its location close to local amenities adds to its appeal, making it a potentially rewarding investment for those willing to undertake the necessary renovations. With some effort and creativity, this property could be transformed into a charming and modern home, tailored to the new owner's preferences.

Price £110,000



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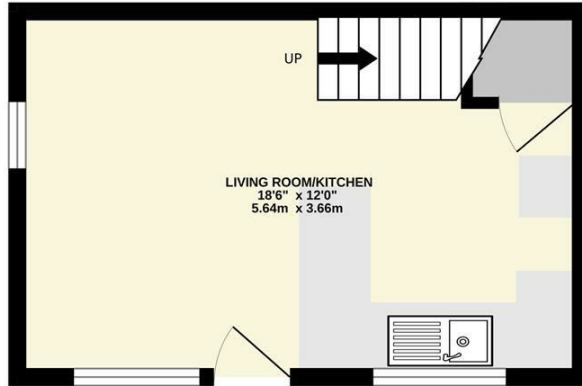
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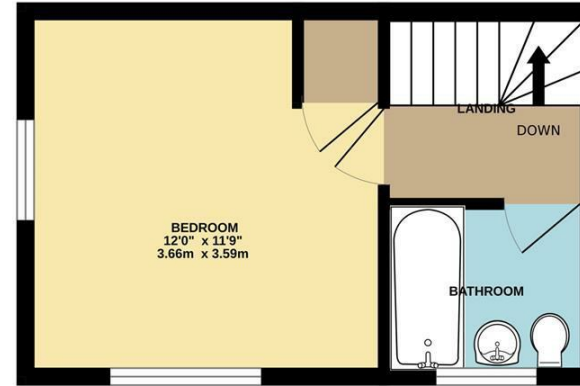
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GROUND FLOOR
222 sq.ft. (20.6 sq.m.) approx.




1ST FLOOR
222 sq.ft. (20.6 sq.m.) approx.



TOTAL FLOOR AREA : 444 sq.ft. (41.2 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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