



11 Fleet Street
Kettering, NN16 8DE



Simpson & Partners

This charming two-bedroom terrace property is ideally situated within walking distance of both Kettering General Hospital and the bustling town centre. Perfect for those seeking convenience and accessibility, this home offers a range of desirable features.

The property boasts UPVC double glazing, ensuring excellent insulation and noise reduction. Comfort is further enhanced by the gas radiator central heating system, providing warmth during colder months.

On the ground floor, you'll find a cozy sitting room, perfect for relaxation, and a separate dining room ideal for family meals or entertaining guests. The fitted kitchen comes complete with a handy utility room.

Upstairs, the first floor comprises two well proportioned bedrooms and a three-piece corner bathroom suite, providing functionality and comfort for residents.

Outside, the property features a rear garden that, while currently in need of cultivation, presents an excellent opportunity for green fingered enthusiasts to create their own outdoor oasis.

With its combination of practical amenities and potential for personalization, this terrace property represents an excellent opportunity for first-time buyers, young families, or investors looking for a well-located home in Kettering.

Price £150,000



2



1



2





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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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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