



**Corner Plot
Garage to Rear**



**2 Cambridge Street, Kettering NN16 8NY
Guide Price £200,000**

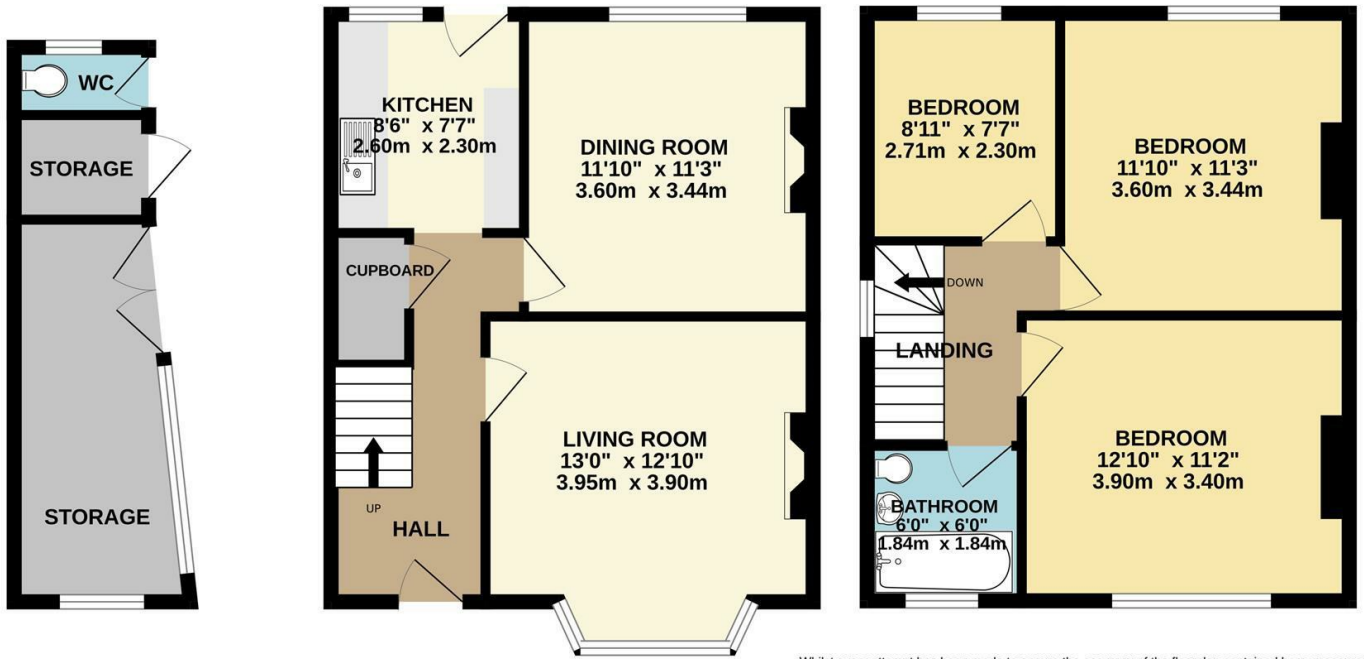
**Tenure: Freehold
Energy Rating: E
Council Tax Band: C**

A detached house on a corner plot offering huge potential. If you are after a project then look no further. The property has a return frontage to Lancaster Road where there is access to a garage and plenty of potential to create further off road parking, subject to any necessary consents. The accommodation offers 2 reception rooms, a first floor bathroom and gas central heating. The property is located about three quarters of a mile north east from the town centre. Come and see the potential that this family home has to offer – call Lucas now and book a viewing.

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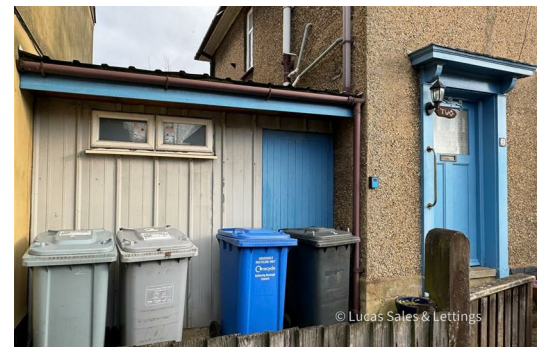
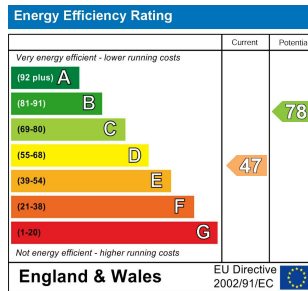
GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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 no guarantee as to their operability or efficiency can be given.
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- Detached house in need of modernisation - great potential
- Corner plot with return frontage to Lancaster Road with access to garage
- 2 reception rooms, 3 bedrooms, first floor bathroom
- Gas central heating
- No chain



2 Silver Street, Kettering,
Northamptonshire, NN16 0BN
Tel: 01536 312 600

sales@lucasestateagents.co.uk

Important: We would like to inform prospective purchasers that these sales particulars have been prepared in good faith as a general guide only. A survey has not been carried out, nor the services, appliances and fittings tested. All measurements are approximate; sizes should not be relied upon for furnishing, or any other purposes. Floor plans are for guidance and illustration purposes only and are not to scale. Photos are taken with a wide angle lens. Items shown in the photographs are expressly excluded unless agreed otherwise in writing. If there are any matters likely to affect your decision to buy, please contact us before viewing the property and clarify all matters prior to offer. L786

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