



19 Cromwell Road, Kettering NN16 8DG

Asking Price £220,000

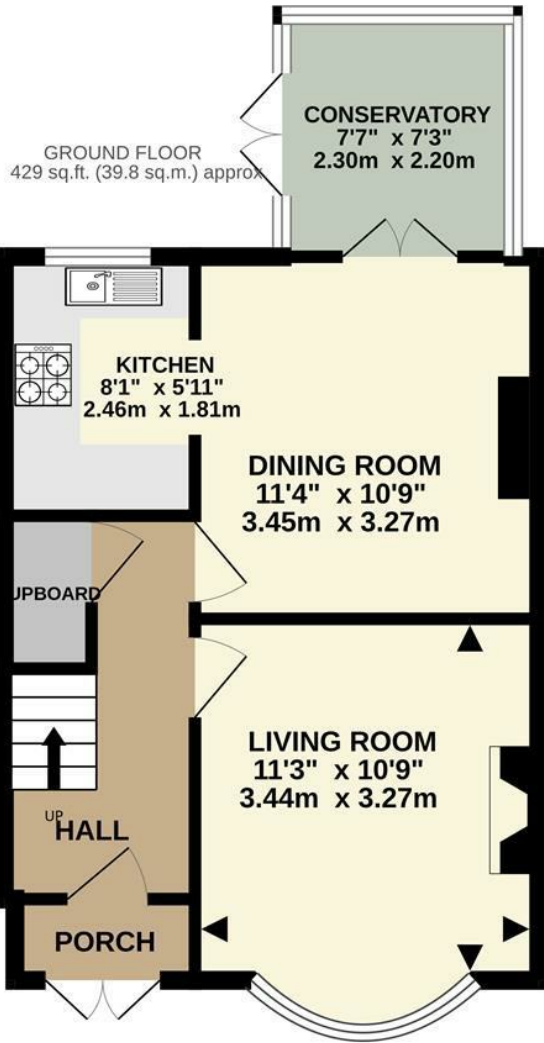
****Charming 3-Bedroom Semi-Detached Home Near Town Centre****

Discover this inviting, mature bay-windowed 3-bedroom semi-detached house, perfectly situated just off the town centre. Enjoy spacious and well-presented accommodation with the added comfort of gas central heating and PVC double glazing. Step outside to an enclosed rear garden that is not overlooked from behind with southerly aspect. Relax in the cozy PVC double glazed conservatory. The practical kitchen seamlessly flows into the rear sitting/dining room, while the bay-windowed living room offers a peaceful retreat at the front of the house. Upstairs, you'll find a modern bathroom and three bedrooms. This property is ideally located within walking distance of numerous town centre amenities, convenient bus services, and just over half a mile from Kettering railway station, offering regular trains to London St Pancras. This is a residents parking area. There is a public car park nearby in Commercial Road.

Ready for immediate occupancy with no onward chain. Don't miss this opportunity, call Lucas now and book a viewing.

Tenure: Freehold
Energy Rating: D
Council Tax Band: B

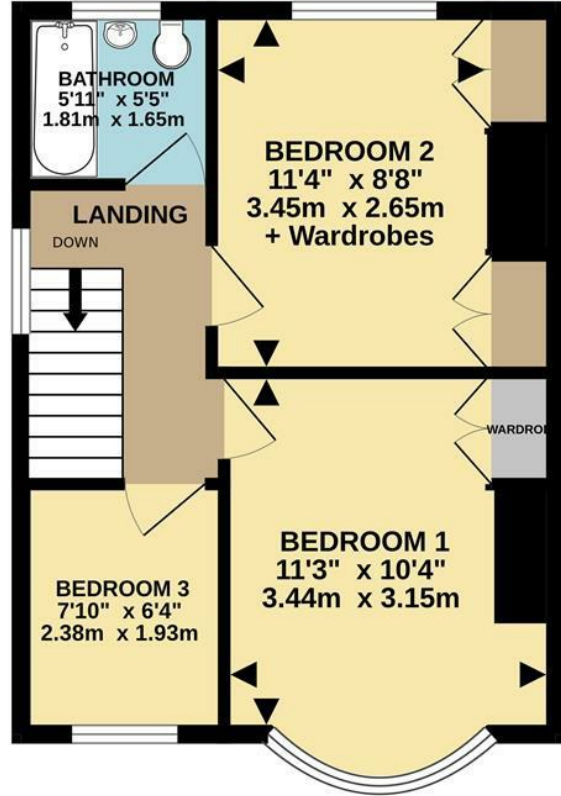
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TOTAL FLOOR AREA : 799 sq.ft. (74.2 sq.m.) approx.

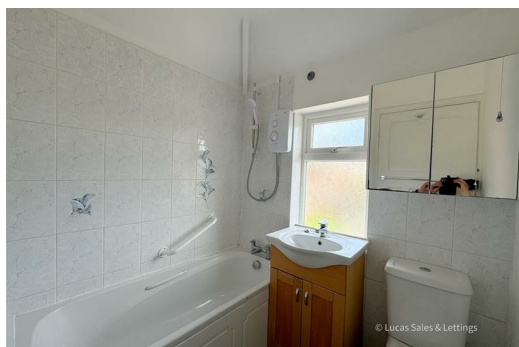
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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1ST FLOOR
370 sq.ft. (34.4 sq.m.) approx.



- Great location, just off town centre, convenient for local amenities and buses
- A pleasant walk of just over half a mile to mainline railway station
- Modern bathroom, 3 bedrooms, bay windowed living room
- Kitchen opens into dining sitting room that opens into a conservatory
- Enclosed rear garden with southerly aspect and not overlooked from behind
- Residents parking area. NO CHAIN

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D		57	
(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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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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