



## 36 Melton Street, Kettering NN16 9DT

Offers Invited £95,000

**\*\*Spacious 2-Bedroom Terrace Home – Cash Buyers Only\*\***

An excellent opportunity to acquire a good-sized two-bedroom terraced home, offering additional first-floor space above the shared entry. While the property has been unoccupied for some time and requires total renovation, it presents a fantastic project for investors who are cash buyers seeking a property with great potential.

Please note that the home currently lacks a proper kitchen and has visible cracks along the entryway wall. Given these factors, the property is unlikely to be suitable for mortgage lending, and as such, only cash offers will be considered.

The shared entry between 36 and 38 Melton Street also provides rear access to numbers 34 and 40. Additionally, prospective buyers should be aware that the previous owner of No. 36 has made alterations affecting the right of way to No. 34 that will most likely need to be addressed.

**\*\*Offers should be submitted in writing to the sole agents by 5pm on Friday 28th March 2025. Don't miss this unique opportunity—contact us today for further details.**

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

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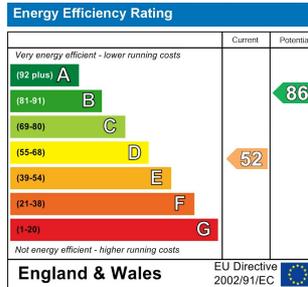


TOTAL FLOOR AREA : 865 sq.ft. (80.4 sq.m.) approx.

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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- Best offers in writing to be received by the sole agents no later than 5pm Friday 28 March 2025
- CASH buyers only - viewing by appointment - check for open house times
- Buyers will need to consider the structure
- Needs total renovation
- Access arrangements to 34 do not correspond with title deeds



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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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