



7 York Road, Kettering NN16 0DB

Offers In The Region Of £200,000

****Spacious 3-Bedroom End-Terrace Home in a Sought-After Location****

Ideally situated just a short stroll from Kettering town centre and only 15 minutes on foot from the mainline railway station, this good sized three-bedroom end-of-terrace home offers fantastic potential.

The property benefits from gas central heating and double glazing throughout, with an enclosed rear garden providing a great outdoor space. The ground floor features a spacious open-plan living and dining area, a kitchen, and a bathroom. Upstairs, you'll find three bedrooms.

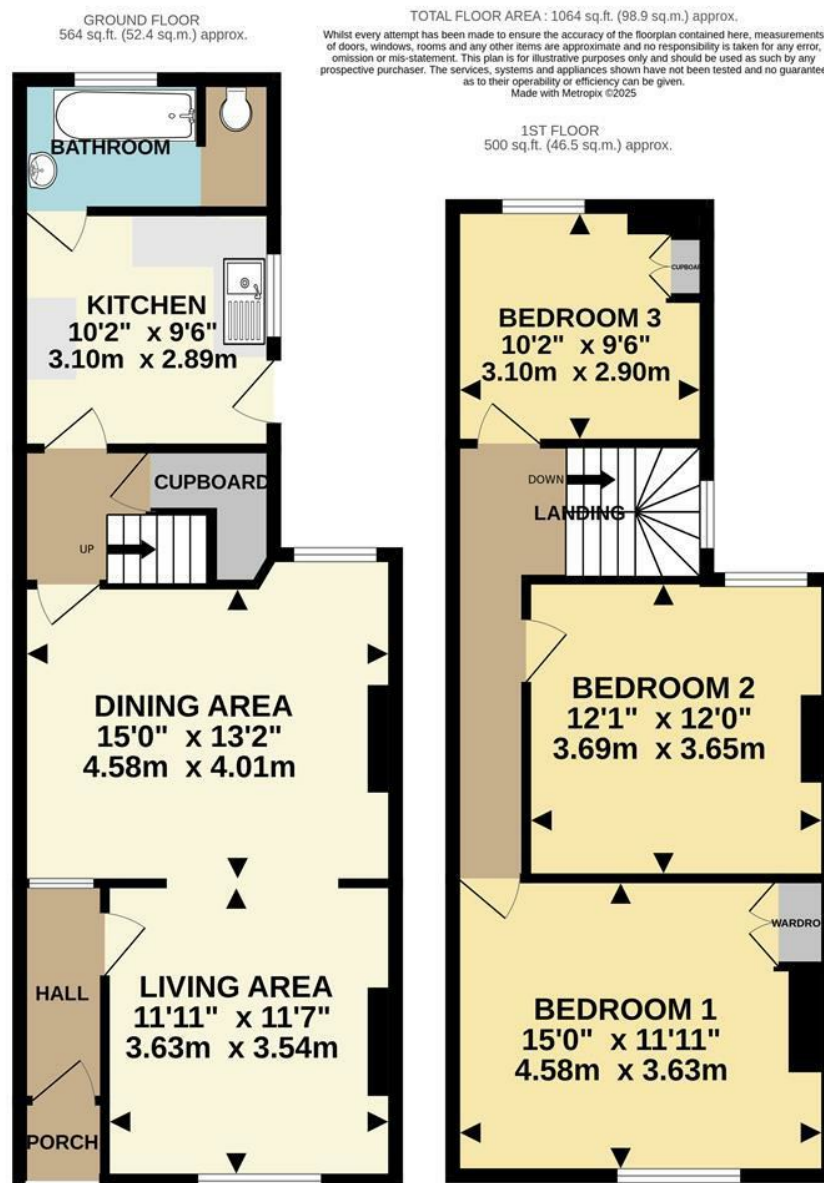
While the accommodation would benefit from some modernisation, this has been factored into the competitive asking price—offering an excellent opportunity to add value in a highly desirable location.

This is a residents' parking area; however, visitors can use the nearest public car park on London Road.

Early viewing is highly recommended to fully appreciate the potential this home has to offer. Contact Lucas today to arrange a viewing!

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

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- **Prime Location** – Just a short walk to Kettering town centre and 15 minutes from the mainline railway station.
- **Spacious Living** – Generous open-plan living and dining area, plus a kitchen and bathroom on the ground floor. Three well-proportioned bedrooms upstairs
- **Great Potential** – Gas central heating, double glazing, and an enclosed rear garden. The home requires some updating, reflected in the competitive asking price
- **Convenient Parking** – Residents' parking area, with the nearest public car park located on London Road. Early viewing recommended—contact Lucas today!

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(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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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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