

## 12 Lancaster Road, Kettering NN16 8PA

### £185,000

A Victorian Two bedroom mid terrace property having been extensively refurbished and updated throughout. Benefits from gas central heating, double glazing, fitted kitchen with integrated appliances, luxury bathroom, re wired and new carpets and decoration. Offered for sale with no upward chain this property offers a hall, lounge, dining room, kitchen/breakfast room, landing, two bedrooms and bathroom plus a rear garden. Located for ease of access to many facilities as well as Kettering Town Center. Viewing essential.

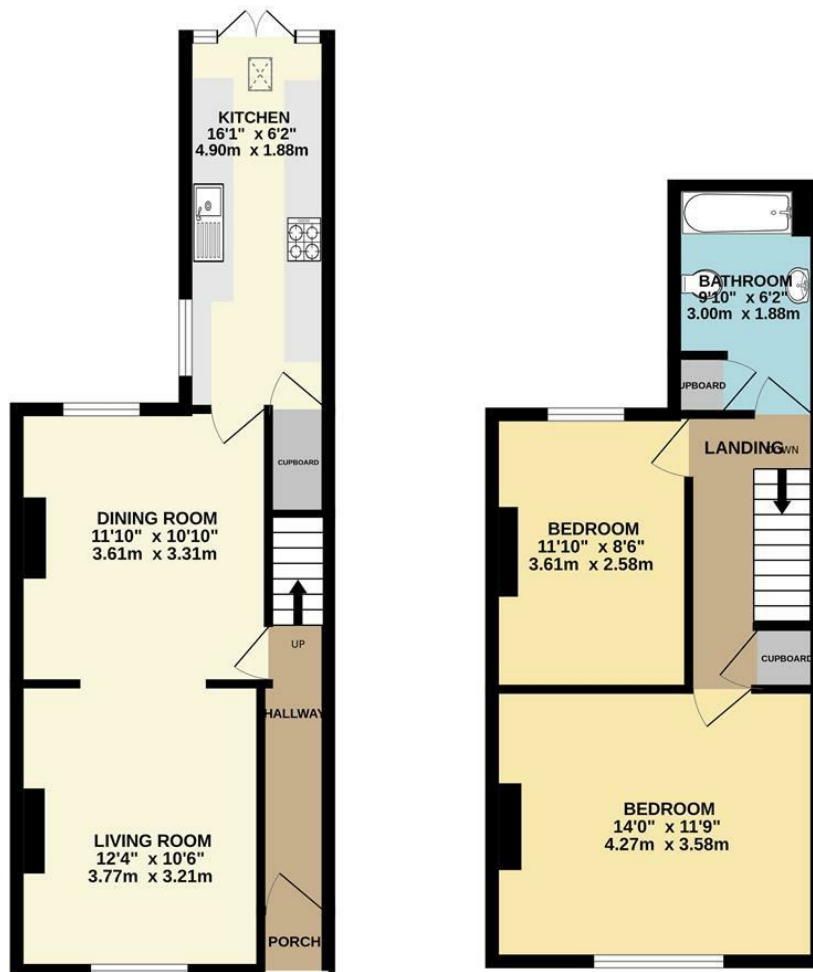
**Tenure: Freehold**  
**Energy Rating: C**  
**Council Tax Band: A**

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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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- Just been Refurbished
- Two Bedrooms
- Brand New Fitted Kitchen And Bathroom
- Brand New Bathroom
- Extensive updating Throughout
- New Carpets
- No Upward Chain

#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	69	81
	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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