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Bowling Green Road, Kettering

£235,000 Freehold

**BELVOIR!**



This Victorian three bedroom terrace house offers 2 reception rooms, a large kitchen, a utility, ground floor WC and an enclosed courtyard garden. Close to the Town Centre and within walking distance to the Train Station and public amenities.

The front reception room is filled with natural light from a large bay window and features a fireplace and high ceilings. The second reception room can be used as a dining room, second lounge or even a home office and also boasts a large window and period features.

The kitchen/breakfast room is located towards the rear of the house leading to the utility room with laundry facilities keeping household chores out of the main living areas, and access to the downstairs toilet. Upstairs, you will find three double bedrooms and a good size bathroom.

To the rear is a fully wall and fence enclosed courtyard with gated access to the rear and a store shed.

This house is perfectly positioned for those who love the conveniences the town has to offer and is within easy reach of the local shops, schools, public swimming pool and within walking distance to the Train Station for those who need to commute.



Kettering is the perfect location for commuters and the A43, A14 and M1/M6 are easily accessible. The train that runs from Kettering station can also have you in London, Leicester & Nottingham all within less than an hour!

This property currently has tenants living in the property but can be sold with vacant possession.

EPC Rating D. Council Tax B.

#### **Entrance Hall**

A grand hallway with patterned floor tiles, radiator, stairs rising to the first floor, internal doors to the kitchen and reception rooms.

#### **Living Room**

**3.51m x 4.35m (11'6" x 14'4")**

Bay window to the front, radiator, Victorian period fire place with wood surround, picture rails, built in shelving.

#### **Dining Room**

**3.51m x 3.50m (11'6" x 11'6")**

Window to the rear aspect, radiator, two internal doors, Victorian period fire place with wood surround, dado rails.



#### Kitchen

2.98m x 3.36m (9'10" x 11'0")

A good range of wall and base units with surfaces over, splash back tiling, radiator, floor tiling, window to the side, built in oven and hob. Archway opening up into the utility area.

#### Utility Area

2.98m x 1.92m (9'10" x 6'4")

Window to the rear, door to side opening into the garden, radiator, space and plumbing for appliances, door to WC.

#### Ground Floor WC

Low level WC, pedestal sink, window to the side, radiator.

#### First Floor Landing

Doors to all rooms, loft hatch, two radiators.

#### Master Bedroom

4.52m x 3.77m (14'10" x 12'5")

Window to the front, radiator, cast iron fireplace.

#### Bedroom Two

3.56m x 3.48m (11'8" x 11'5")

Window to the rear, radiator.

#### Bedroom Three

2.06m x 3.42m (6'10" x 11'2")

Window to the side, radiator.

#### Bathroom

2.98m x 1.92m (9'10" x 6'4")

Large corner bath, WC, pedestal sink, splash back wall tiling, radiator, obscure glass window.

#### Outside

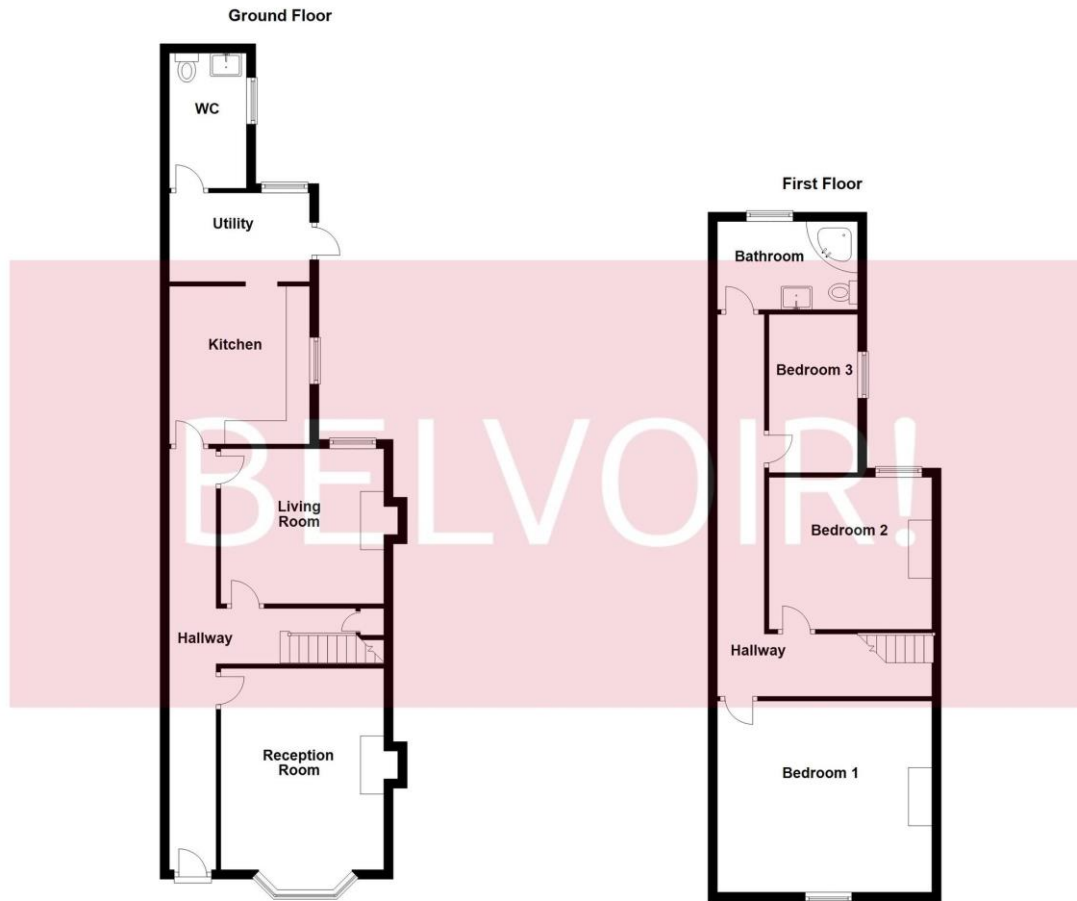
A small wall enclosed area to the front with a step leading to the front door.

To the rear is an enclosed courtyard with gated access to the rear passageway and a store shed.

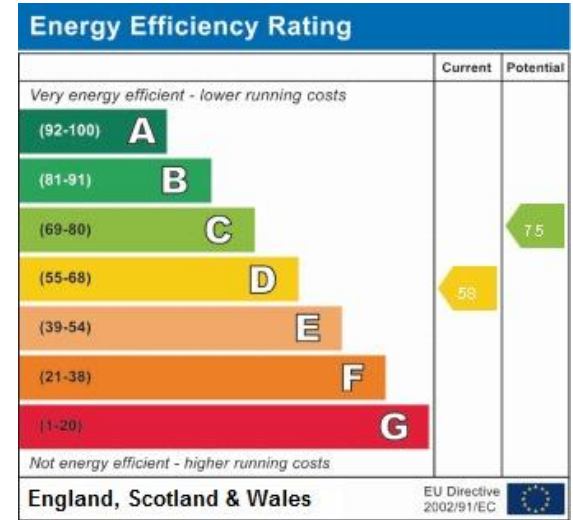
#### Agents Notes

Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate, are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.





We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any service, system and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixture and fittings other than those mentioned are to be agreed with the seller by separate negotiation.  
Plan produced using PlanUp.



Contact us today to arrange a viewing...

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