



Dahlia Road, Kettering

Offers Over £100,000 Leasehold

BELVOIR!

EPC Rating C. Council Tax A.



Belvoir are pleased to offer this well presented one bedroom first floor maisonette which offers bright and comfortable living, making it an ideal choice for first time buyers or investors.

The property benefits from its own private entrance which leads into a welcoming entrance hall and a useful built in storage cupboard. The shower room is modern and well maintained and features a stylish storage unit beneath the sink for added convenience. The main bedroom is a generous double which is filled with natural light and offers ample space for furniture.

A real highlight of the home is the spacious and airy living room, which is enhanced by a double glazed door opening onto a private balcony—perfect for relaxing or enjoying a morning coffee. The kitchen is well presented and fitted with an electric cooker and oven, complemented by a gas central heating combi boiler that provides efficient and reliable heating throughout the property.

Outside, residents benefit from communal gardens which offer a pleasant outdoor space to enjoy. The property also includes a private locked storage shed—ideal for bikes, tools, or additional storage needs. Located in a quiet residential area with easy access to local amenities and transport links, this bright and well maintained maisonette presents an excellent opportunity for those looking to step onto the property ladder or secure a smart investment. This property is being sold with no onward chain.

Entrance Hall

1.73m x 0.94m (5'8" x 3'1")

Door to the front aspect double glazed, doors to shower room and living room. Radiator, door to cupboard. LVT flooring.

Living Room

4.85m x 2.86m (15'11" x 9'5")

Double glazed window to the rear, double glazed patio door leading onto the balcony. Radiator, telephone socket, television cable, carpet flooring. Doors to the kitchen and bedroom.





Kitchen

Double glazed window to front. Fitted kitchen, wall and base units, sink/drain, work surfaces, half tiled, electric oven and hob, cooker hood, plumbing space for washing machine, space for a fridge freezer, central heating combi boiler, tiled flooring. Alcove with the gas meter and electric box. Loft hatch, pantry for extra storage. Radiator.

Shower Room

1.88m x 1.71m (6'2" x 5'7")

Double glazed window to the front, shower cubicle, wash hand basin, vanity mirror, extractor fan, low level WC, fully tiled with tiled flooring. Storage unit under the sink. Radiator.

Bedroom

3.56m x 3.23m (11'8" x 10'7")

Double glazed window to the side, radiator, carpet flooring.

Outbuilding

Locked bike storage shed.

Agents Notes

Lease from 18 September 2000 to 15 January 2114

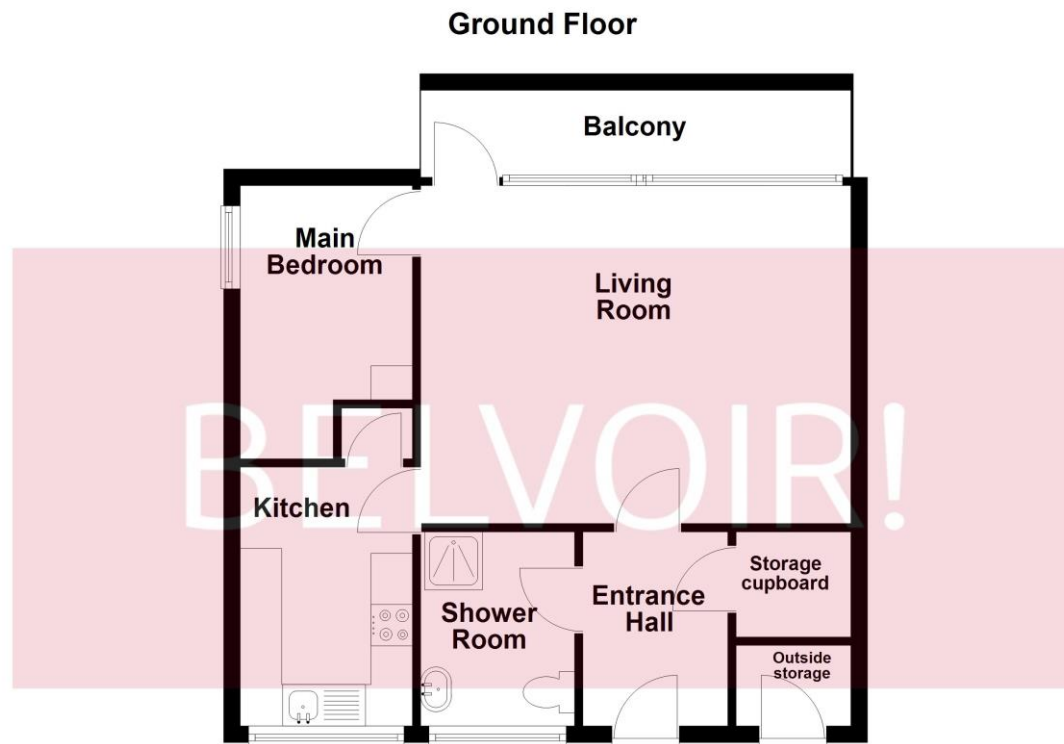
Ground Rent £10 pa

Service Charge £20 per quarter (£80 pa)

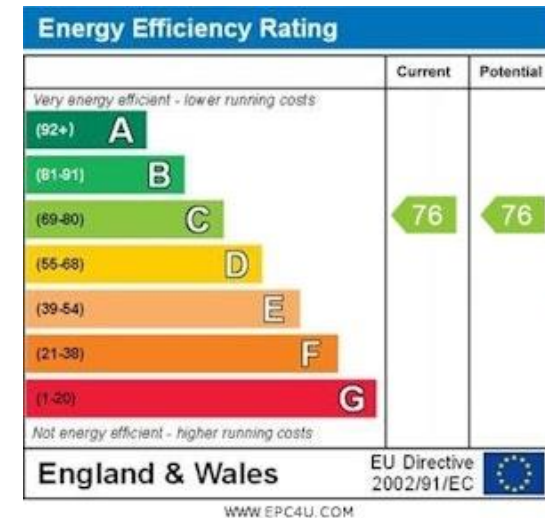
North Northamptonshire Council



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Plan produced using PlanUp.



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