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Wood Street, Kettering

£140,000 Freehold

BELVOIR!

EPC Rating E. Council Tax A.



This two-bedroom end-terrace property conveniently located within easy reach of Kettering town centre, offering an excellent opportunity for buyers looking to modernise and add value.

The accommodation comprises a living room and breakfast kitchen to the ground floor. To the first floor are two bedrooms and a family bathroom. While the property requires some modernisation, it benefits from having both a current EICR and gas safety certificate, providing added reassurance for prospective purchasers.

Externally, the property enjoys an enclosed rear garden, mainly laid to lawn, together with a brick-built outbuilding offering useful storage.

An ideal purchase for first-time buyers, investors, or those seeking a project in a convenient town location.

Entrance Hall

Double glazed door to front, carpet to flooring, radiator, ceiling light, stairs rising to first floor.

Living Room

3.32m x 3.08m (10'11" x 10'1")

Double glazed window to front, carpet to flooring, brick fireplace, ceiling light, radiator.

Breakfast Kitchen

3.99m x 3.25m (13'1" x 10'8")

Double glazed window to rear, single glazed window to door. Kitchen comprising of wall & base units, composite work surfaces over, stainless steel sink with drainer, freestanding gas cooker, space for under counter appliance, space for fridge/freezer, wood panelled walls, wooden beams to ceiling, ceiling light, radiator, under stairs cupboard, vinyl to flooring.





First Floor Landing

Carpet to flooring, ceiling light, loft access, stairs descending to ground floor.

Bedroom One

3.32m x 3.1m (10'11" x 10'2")

Double glazed window to front, carpet to flooring, ceiling light, radiator, over stairs cupboard.

Bedroom Two

3.33m x 2.18m (10'11" x 7'2")

Double glazed window to rear, carpet to flooring, ceiling light, radiator.

Bathroom

2.38m x 1.76m (7'10" x 5'10")

Double glazed window to rear, panelled bath, mains shower over, low level WC, pedestal wash hand basin, part tiled walls, vinyl to flooring, ceiling light, radiator.

External

Enclosed garden to rear, mainly laid to lawn, patio, brick built outbuilding.

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.



Ground Floor



Kitchen/Breakfast Room
3.25m x 3.99m
(10'8" x 13'1")

Living Room
3.32m x 3.08m
(10'11" x 10'1")

First Floor



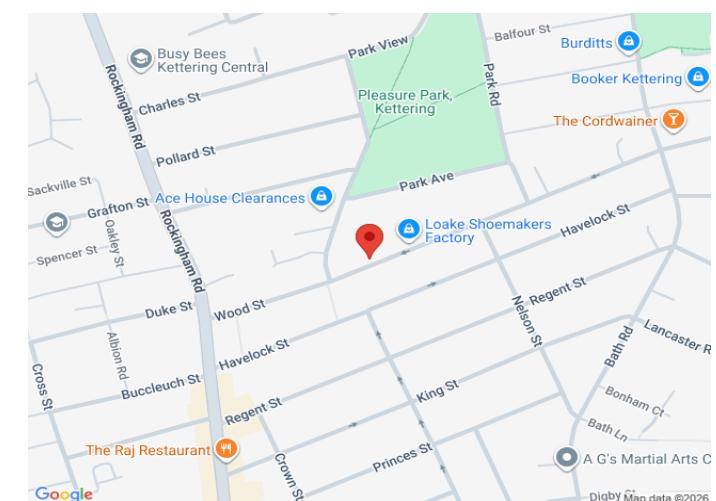
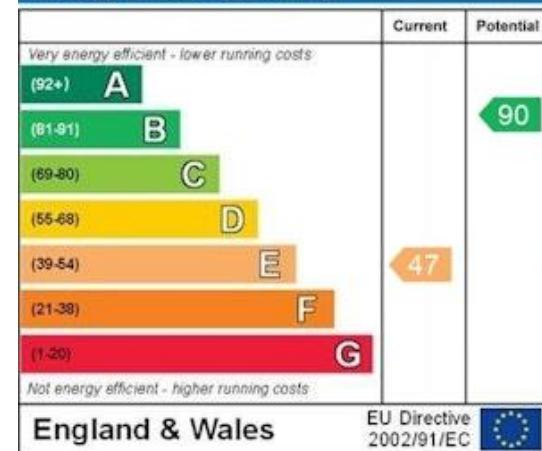
Bedroom 2
3.33m x 2.18m
(10'11" x 7'2")

Bedroom 1
3.32m x 3.10m
(10'11" x 10'2")

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.

Energy Efficiency Rating



Contact us today to arrange a viewing...

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