



**Bayes Street, Kettering NN16 8EH**



**welcome to**

**Bayes Street, Kettering**

William H Brown welcome to the market this superb development opportunity situated in the heart of Kettering town centre. The property is offered to the market with no onward chain.



## **Flat One:**

### **Lounge**

20' 5" x 17' 5" ( 6.22m x 5.31m )

Window to front, carpet flooring and radiator.

### **Kitchen**

15' 5" x 15' 9" ( 4.70m x 4.80m )

Tiled flooring, wooden eye and base level units, integrated electric oven, gas hob and kitchen hood, sink with drainer, double glazed window to rear aspect.

### **Bedroom One**

17' 4" x 12' 5" ( 5.28m x 3.78m )

Carpet flooring, window to rear.

### **Bathroom**

Part tiled bathroom with bath, shower screen and shower over. WC, frosted privacy window to rear aspect.

## **Flat 2:**

### **Lounge**

12' 5" x 17' ( 3.78m x 5.18m )

Window to front, carpet flooring and radiator.

### **Kitchen**

15' 9" x 12' 6" ( 4.80m x 3.81m )

Tiled flooring, wooden eye and base level units, integrated electric oven, gas hob and kitchen hood, sink with drainer and double glazed windows to side aspect.

### **Bedroom One**

18' 7" x 12' 7" ( 5.66m x 3.84m )

Window to rear aspect, carpet flooring and radiator.

## **Gym One**

30' 5" x 19' 6" ( 9.27m x 5.94m )

Rubber gym flooring and double glazed windows to side.

## **Gym Two**

37' 2" x 21' 2" ( 11.33m x 6.45m )

Rubber gym flooring, door to front and double glazed window to front.

## **Gym Upstairs**

27' 2" x 22' 2" ( 8.28m x 6.76m )

Rubber gym floor, windows to front aspect and exposed brickwork walls.

## **Office**

9' 5" x 10' 6" ( 2.87m x 3.20m )

Rubber flooring

## **Shower Room**

WC



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welcome to

## Bayes Street, Kettering

- Detached
- Fantastic Development opportunity
- Commercial property with car park
- No chain
- Close to local amenities

Tenure: Freehold EPC Rating: D

offers in excess of

**£350,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/KTG110458](https://www.williamhbrown.co.uk/Property/KTG110458)



Property Ref:  
KTG110458 - 0003

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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