

123 -125 High Street, Rushden, Northamptonshire, NN10 0NZ
Tel: 01933 316 131 Email: info.rushden@primechoiceproperties.co.uk
www.primechoiceproperties.co.uk



Connaught Street

Kettering, Northants, NN16 8NU

Offers Over £150,000



This spacious two-bedroom Victorian terraced home is located within easy reach of Kettering town centre, local amenities and transport links, making it an excellent opportunity for investors or buyers seeking a well-located property with strong long-term potential.

The property offers well-proportioned accommodation throughout, including a bright and spacious open-plan lounge/dining room, providing a versatile living space ideal for both relaxing and entertaining. To the rear of the property is a separate fitted kitchen with access to the private rear garden.

Upstairs, the property features two generous double bedrooms and a family bathroom, offering comfortable accommodation suitable for couples, small families, or tenants.

Externally, the home benefits from a private enclosed rear garden, providing a low-maintenance outdoor space.



Lounge

10'08 x 10'08 (3.25m x 3.25m)

A bright and welcoming lounge, featuring a window to the front elevation that allows for plenty of natural light. An open archway leads through to the dining room, creating a sociable flow between the living spaces and making it ideal for both relaxing and entertaining.

Dining Room

11'09 x 10'09 (3.58m x 3.28m)

A spacious dining area located between the lounge and kitchen, ideal for family meals or entertaining, with good proportions for a full dining table and additional furniture.

Kitchen

07'05 x 10'00 (2.26m x 3.05m)

A practical kitchen fitted with a range of units and work surfaces, providing ample space for cooking and food preparation with convenient access to the adjoining utility area.

Utility Room

A useful separate utility space offering additional storage and room for appliances, helping to keep the kitchen area clear and organised.

Main Bedroom

17'12 x 11'00 (5.18m x 3.35m)

A generously sized main bedroom spanning the width of the property, offering excellent floor space for wardrobes and bedroom furniture.

Bedroom Two

11'08 x 10'04 (3.56m x 3.15m)

A well-sized second bedroom that comfortably accommodates a double bed, making it ideal as a guest room, child's bedroom or home office.

Family Bathroom

07'04 x 09'06 (2.24m x 2.90m)

A spacious family bathroom fitted with a bath, WC and wash basin, providing a practical and comfortable space for everyday use.

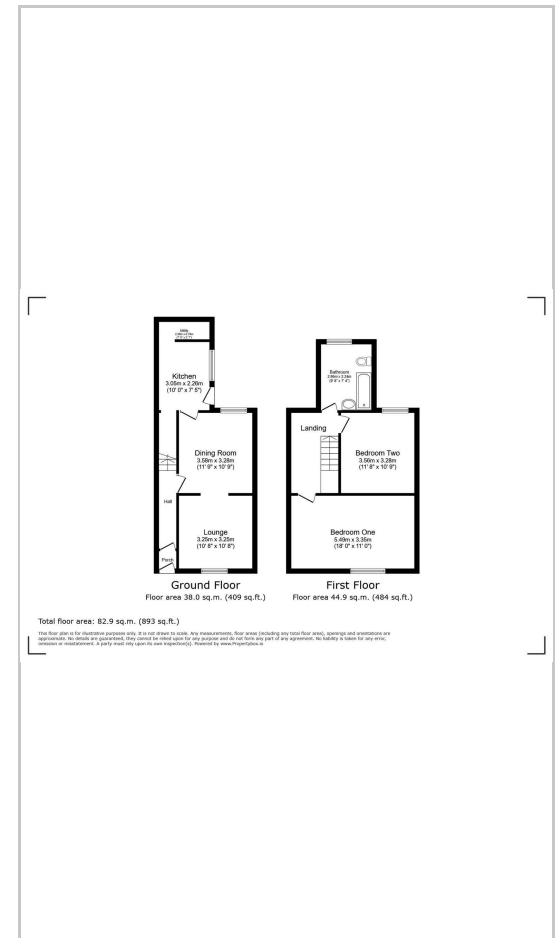
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- 1. Money Laundering:** Buyers will need to provide ID, proof of address, and evidence of funds in line with current regulations. If funds are from a third party (e.g. family), we may also request their documents.
- 2. Photographs:** Some images may have been taken with a wide-angle lens to help show the space or layout.
- 3. Measurements & Fixtures:** All sizes are approximate and for guidance only. Buyers should confirm before incurring costs. We have not tested any appliances or systems.
- 4. Title & Legal Checks:** Prime Choice Ltd has not checked the legal title or planning consents. Buyers must confirm these with their solicitor.
- 5. Offer Process:** We may request proof of deposit or an Agreement in Principle when an offer is made, to ensure vendors are dealing with serious buyers. All information is treated in confidence.
- 6. General Information:** These details are provided to help you decide whether to view. They do not form part of any offer or contract. Buyers are advised to make their own investigations and obtain a survey before exchange.

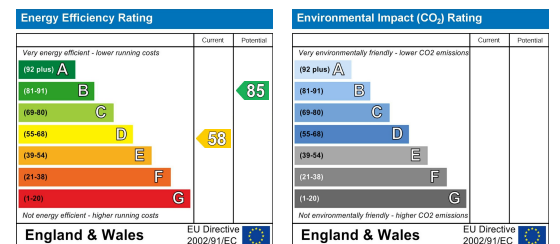
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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