






**HENDERSON  
CONNELLAN**  
ESTATE AGENTS



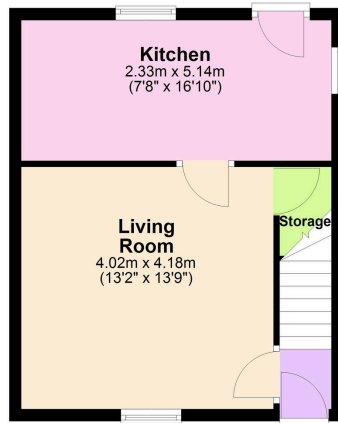
**126 Barnwell Street,**  
**£1,100PCM (Deposit: £1,100)**

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### Ground Floor

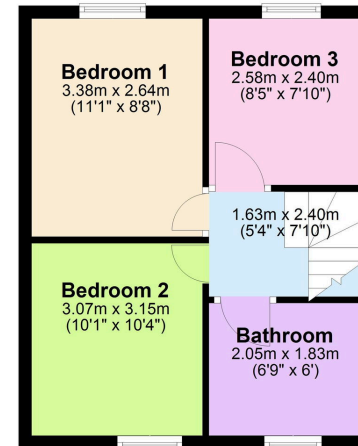
Approx. 33.1 sq. metres (356.8 sq. feet)



Total area: approx. 66.9 sq. metres (720.6 sq. feet)

### First Floor

Approx. 33.8 sq. metres (363.8 sq. feet)



Tax Band: Furnished: Unfurnished

A newly refurbished three-bedroom end-terrace home, ideally positioned within close proximity to Kettering town Centre, offering modern living spaces and excellent convenience.

The property has been renovated throughout to a high standard and briefly comprises a bright and welcoming entrance, a spacious lounge area, and a modern fitted kitchen/Diner with contemporary units and finishes.

To the first floor are three well-proportioned bedrooms along with a stylish family bathroom fitted with waterfall shower.

Externally, the home benefits from its end-terrace position, providing added outdoor space compared to mid-terrace properties. EPC - D Council Tax band A

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>		
(55-68) <b>D</b>	60	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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