



New Street, Rothwell Kettering **Freehold** £170,000

**Pattison
Lane**

Key Features

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- Two Bedroom Mid-Terraced Home
- No Onward Chain
- Investment Opportunity
- Kitchen / Dining Room
- Long-Term Tenant in Situ

Enjoy uninterrupted cash flow from day one with a proven, long-term tenancy.

Presented in well decorative order throughout, with all up-to-date legal certificates and compliance paperwork meticulously maintained.

Walking distance to Rothwell's local amenities, ensuring strong ongoing rental demand.

For specific details regarding the current rental yield and income history, please contact our branch today.

The accommodation comprises:

LIVING ROOM 11'11 x 10'4 (3.63m x 3.14m)



KITCHEN / DINING ROOM 8'11 max x 12'11
(2.71m x 3.93m)

FIRST FLOOR LANDING

BEDROOM ONE 12' max x 10'2 (3.65m x 3.09m)

BEDROOM TWO 6'5 max x 12'5 max (1.95m x 3.78m)

SHOWER ROOM

OUTSIDE

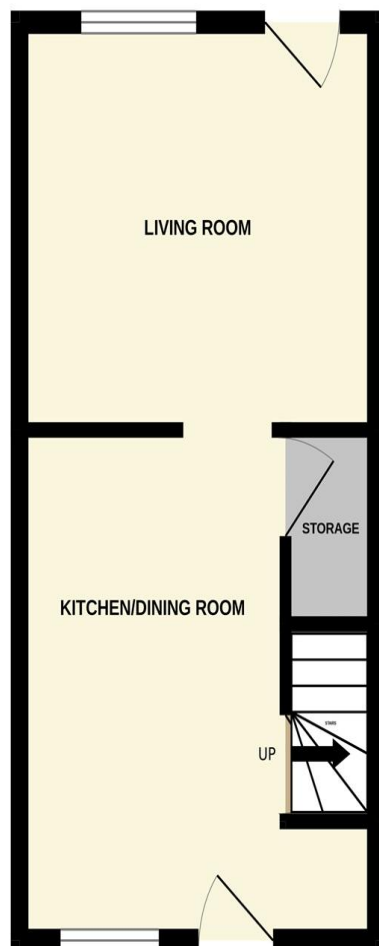
REAR GARDEN

Agents Note

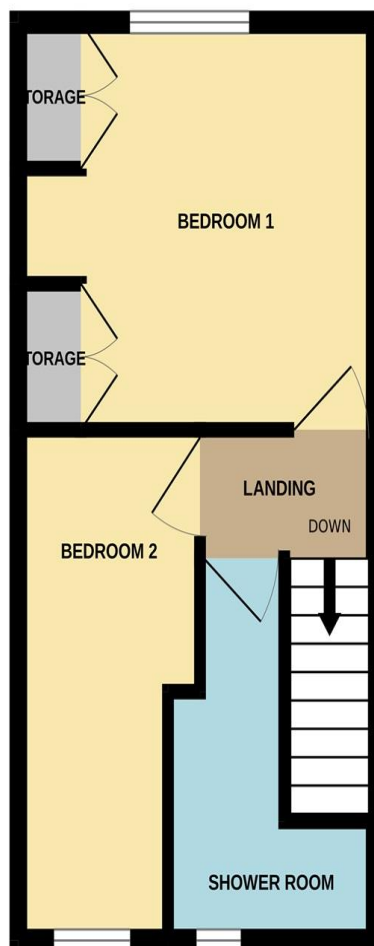
Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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To view this property call Pattison Lane on:
01536 524425

Selling your property?

Contact us to arrange a **FREE** home valuation.

 01536 524425

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 SCAN ME



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Sharman Quinney Holdings Limited is registered in England and Wales under company number 4174227, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

1: These particulars do not constitute part or all of an offer or contract. 2: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 3: Potential buyers are advised to recheck the measurements before committing to any expense. 4: Sharman Quinney has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5: Sharman Quinney has not sought to verify the legal title of the property and buyers must obtain verification from their legal representative. 6: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask your co-operation in order that there will be no delay in agreeing the sale. Ref: KPL206945 - 0001

