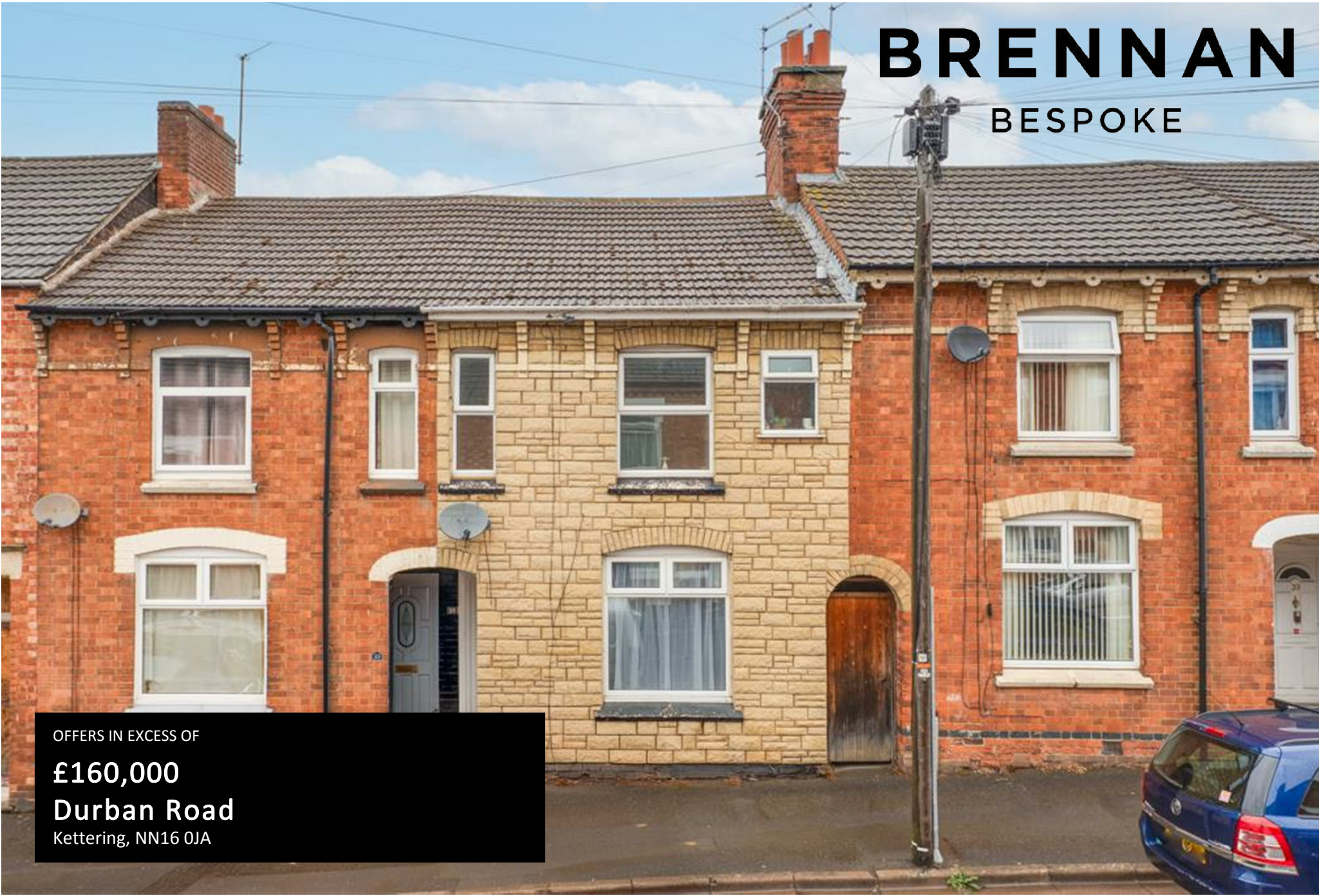




# BRENNAN

BESPOKE

OFFERS IN EXCESS OF

**£160,000**

**Durban Road**

Kettering, NN16 0JA

## PROPERTY SUMMARY

Set in a central Kettering location close to the town centre, this two-bedroom home offers a practical layout that suits first-time buyers, downsizers or investors, with the benefit of a rear garden and on-street parking. The ground floor includes a spacious living/dining room that provides a versatile main reception space for relaxing and entertaining, along with a separate kitchen to the rear, while useful storage helps keep the space organised. Upstairs, there are two bedrooms and a family bathroom, creating straightforward accommodation that is easy to maintain and offers scope to personalise over time. Externally, the rear garden is mainly laid to lawn, providing a pleasant outdoor space for relaxing, gardening or summer seating, while the central position keeps you within easy reach of local shops, amenities and transport links.

2



1



1



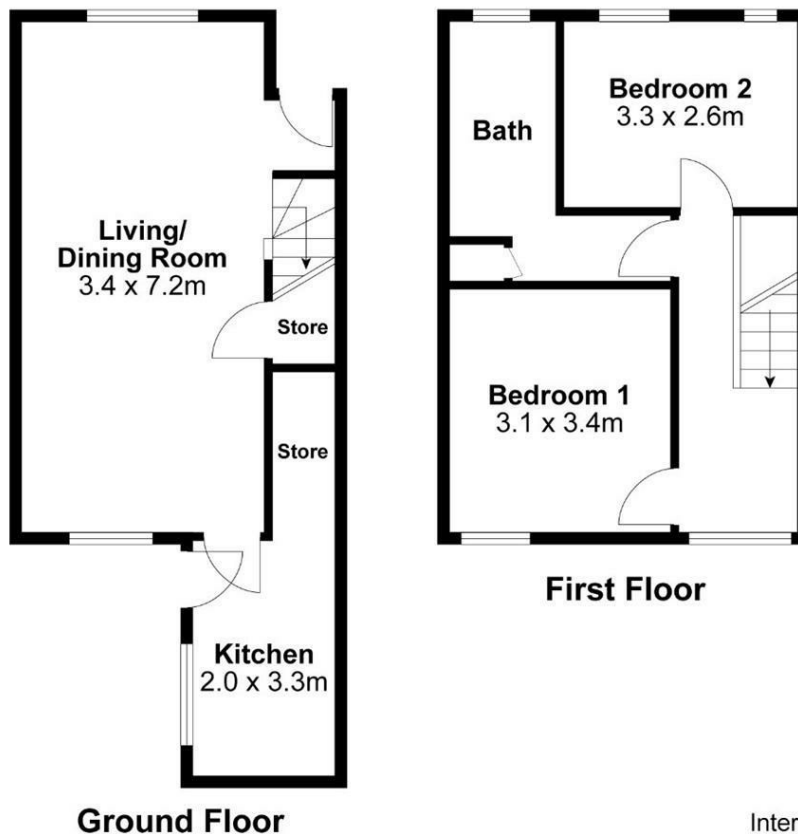


## OFFICE ADDRESS

BRENNAN BESPOKE  
2 The Tithe Barn Glendon Lodge Farm  
Glendon  
Kettering  
Northamptonshire  
NN14 1QF

## OFFICE DETAILS

01536 904400  
info@brennanbespoke.co.uk  
<https://www.brennanbespoke.co.uk>



For identification only not to scale

Internal Area Approx. : 72m<sup>2</sup>

**BRENNAN**  
BESPOKE

## LOCAL AUTHORITY

## TENURE

Freehold

## COUNCIL TAX BAND

## VIEWINGS

By prior appointment only

| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         |                         |
| (81-91) B                                   |         | 86                      |
| (69-80) C                                   |         |                         |
| (55-68) D                                   | 63      |                         |
| (39-54) E                                   |         |                         |
| (21-38) F                                   |         |                         |
| (1-20) G                                    |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and 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/tenants are advised to recheck the measurements