



**HENDERSON
CONNELLAN**
ESTATE AGENTS

Granville Street, Kettering, NN16

"Location and Convenience"

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"Location and Convenience"

You'll find them both in this Victorian town house situated in the convenient location, a short walk from the town centre and mainline railway. Schools, shops, Wicksteed Park and the general hospital. The interior is in need of updating but benefits from gas central heating and mostly UPVC double glazing to include an entrance hall, Living room, Dining room, kitchen and ground floor bathroom. Upstairs the three bedrooms are good sizes, the main bedroom with two windows offering scope to create an optional fourth bedroom. Outside the rear garden is enclosed with brick built outbuilding.

Kitchen - 3.02m x 2.44m (9'11" x 8'0")

Dining Room - 3.48m x 3.63m (11'5" x 11'11")

Living Room - 3.38m x 3.63m (11'1" x 11'11")

Bathroom - 1.75m x 2.29m (5'9" x 7'6")

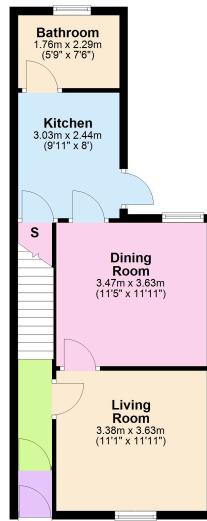
Bedroom 1 - 3.35m x 4.55m (11'0" x 14'11")

Bedroom 2 - 3.51m x 2.92m (11'6" x 9'7")

Bedroom 3 - 3.02m x 2.41m (9'11" x 7'11")



Ground Floor
Approx. 43.5 sq. metres (468.6 sq. feet)



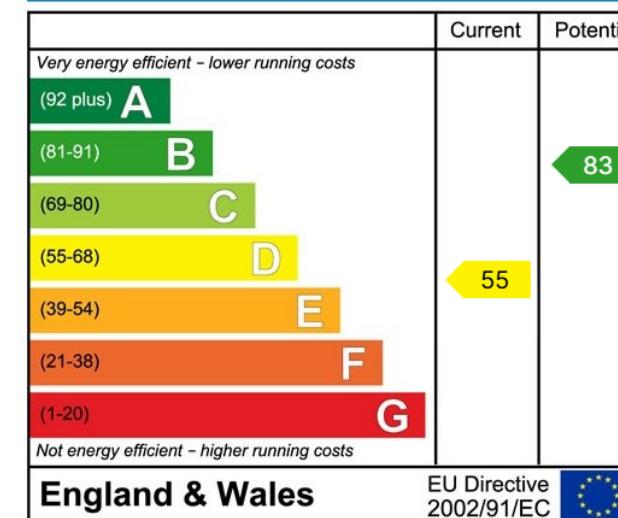
Total area: approx. 82.7 sq. metres (889.9 sq. feet)

First Floor
Approx. 39.2 sq. metres (421.4 sq. feet)



- Gas central heating
- Mostly UPVC Double glazing
- Living room and Dining Room
- Three bedrooms
- Easy access to town centre
- COUNCIL TAX: A
- EPC RATING: D

Energy Efficiency Rating



15-16 Market Place, Kettering,
Northamptonshire, NN16 0AJ

Disclaimer: These particulars do not form part of any offer or contract and should not be relied upon as statements or representations of fact. Any areas, measurements of distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.

