



42 Tailby Avenue

Kettering, Northamptonshire NN169FT



Simpson & Partners

Welcome to this charming townhouse located on Tailby Avenue in the heart of Kettering. This delightful property boasts four spacious bedrooms, making it an ideal family home or a perfect space for those who enjoy having extra room for guests or a home office. The master bedroom features a convenient en suite bathroom, providing a private retreat for relaxation.

The ground floor offers a well-appointed reception room, perfect for entertaining guests or enjoying quiet evenings with family. The layout is designed to maximise space and comfort, ensuring that every corner of the home is both functional and inviting.

With two bathrooms in total, morning routines will be a breeze, accommodating the needs of a busy household. The property also includes parking for two vehicles, a valuable feature in this area, allowing for easy access and convenience.

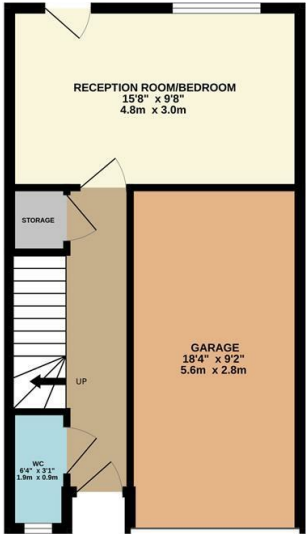
Situated in a friendly neighbourhood, this townhouse is close to local amenities, schools, and parks, making it an excellent choice for families and professionals alike. The combination of space, comfort, and location makes this property a wonderful opportunity for anyone looking to settle in Kettering. Don't miss the chance to make this lovely townhouse your new home.

£275,000

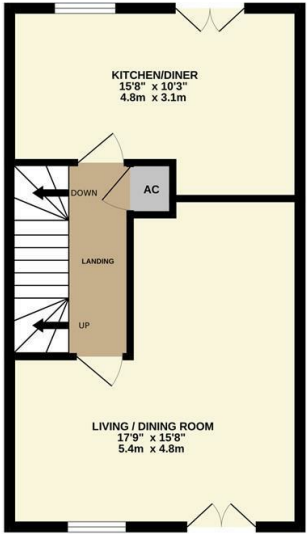


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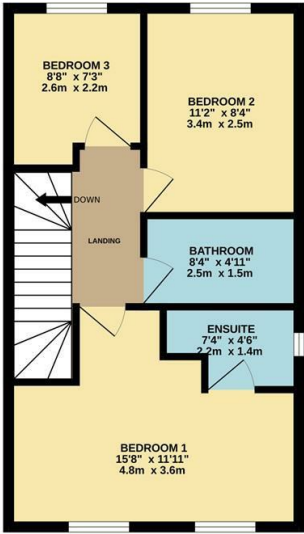
GROUND FLOOR



1ST FLOOR



2ND 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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Energy Efficiency Rating

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



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