



2B Fox Street
Kettering, NN14 6AN



Simpson Ellson

This one-bedroom apartment presents an excellent opportunity for investors, first-time buyers, or those looking to downsize.

Ideally located within close proximity to the high street, you'll find a range of shops, pubs, and restaurants just a short walk away. There are also excellent transport links, with a bus stop conveniently positioned right outside, providing easy access to Kettering and surrounding areas.

The property is accessed via a secure gated entrance, used exclusively by residents of the neighbouring flats. Upon entering, stairs rise to the apartment's entrance hall, where you'll find the family bathroom positioned to your left, with access straight ahead leading into a generously sized double bedroom. The standout feature of this home is the impressive open-plan lounge, kitchen, and dining area. Boasting vaulted beam ceilings, this space offers a real sense of character and openness. The kitchen is complemented by a central island, while the layout comfortably accommodates a six-seater dining table and ample lounge furniture, including two large sofas. Three windows flood the room with natural light, enhancing the feeling of space throughout.

Externally, the property benefits from one allocated off-road parking space.

£125,000



1



1



1



Ground Floor



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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