

Whilst every attempt has been made to ensure the accuracy of the floor plan and details 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 have no guarantee as to their operability or efficiency can be given. Floor plan made with Metropix 2014. Fixtures and fittings may vary at point of sale.

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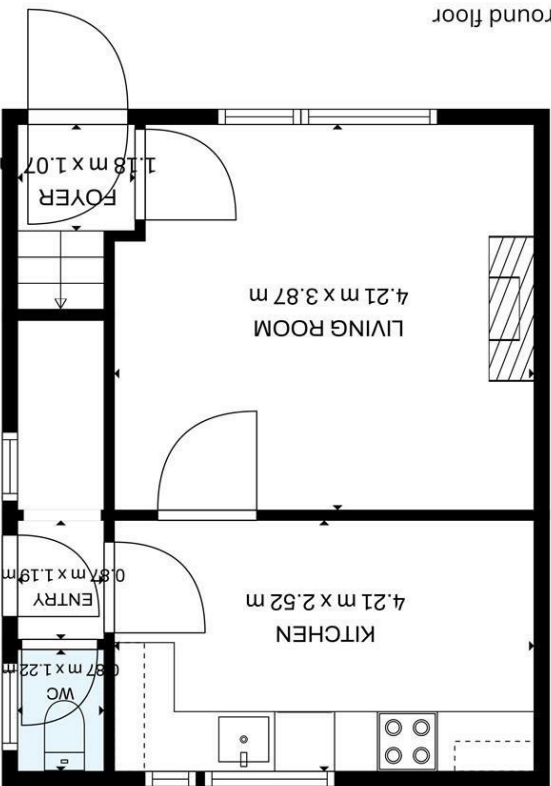
Kettering  
12B HORSEMARKET  
KETTERING  
NORTHAMPTONSHIRE  
NN16 0DQ

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.  
TOTAL: 68 m2  
Ground floor: 34 m2, 1st floor: 34 m2  
EXCLUDED AREAS: WALLS: 6 m2

1st floor



Ground floor



49 Holly Road, Kettering, NN16 9PN  
Guide price £150,000



If you're looking for a renovation project, this could be the perfect opportunity. This spacious, established two-bedroom semi-detached property is situated in a popular residential area of Kettering and enjoys a pleasant open aspect to the rear.

The property would benefit from cosmetic refurbishment and offers excellent potential for a buyer looking to put their own stamp on a home. Benefits include uPVC double glazing, gas radiator central heating, garage, off-road parking for several vehicles and front and rear gardens.

Offered for sale with no onward chain. Call to arrange your viewing.

The property is entered via an entrance hall, with access leading through to the lounge, which in turn provides access to the kitchen.

The kitchen is fitted with a basic range of eye and base-level units, with space for appliances. From here, access leads to a useful storage area and the ground-floor WC.

On the first floor, there are two good-sized double bedrooms together with a larger-than-average family bathroom, providing plenty of scope for refurbishment and modernisation.

Outside, the front garden is predominantly laid to lawn. To the side of the property is a tarmac driveway providing off-road parking for several vehicles, which in turn leads to the single garage.

The rear garden is private and enjoys a particularly pleasant open aspect overlooking the park and fields beyond.

The property is offered for sale with no onward chain and represents an excellent opportunity for buyers seeking a spacious home with plenty of potential.

Call to arrange your early viewing.

EPC Rating - T.B.C  
Council Tax Band - A



- Living Room**  
13'9" x 12'8" (4.21 x 3.87)
- Kitchen**  
13'9" x 8'3" (4.21 x 2.52)
- Bedroom 1**  
13'9" x 9'3" (4.21 x 2.84)
- Bedroom 2**  
11'7" x 10'1" (3.54 x 3.09)
- Bathroom**  
8'3" x 8'0" (2.52 x 2.45)

