



## 21 Bowling Green Avenue

Kettering, Northamptonshire, NN15 7QJ

£800 PCM



IF YOU WOULD LIKE TO VIEW THIS PROPERTY PLEASE CLICK THE BUTTON WITH THE EMAIL LOGO AND WE WILL BE IN TOUCH WITH YOU SOON.

Available NOW!

A well-presented and neutrally decorated two-bedroom ground floor flat, ideally located within easy walking distance of Kettering town centre and the railway station—offering excellent commuter links and local convenience.



Unfurnished Accommodation Includes: Entrance hall, lounge, kitchen, two double bedrooms, bathroom, and a private outbuilding/store. EPC Rating: D. Council Tax Band A

The accommodation is thoughtfully laid out and benefits from gas-fired radiator central heating via a combination boiler, UPVC double glazing throughout, and modern fixtures and finishes. The front-facing windows are fitted with venetian blinds, offering a balance of light and privacy. All rooms except the kitchen and bathroom are finished with attractive wood-effect flooring, while the kitchen and bathroom have practical vinyl surfaces.

Step inside the property into a neutrally decorated entrance hall which provides direct access to all rooms. At the front of the flat is the lounge – a bright and inviting space with a large window allowing plenty of natural light and wood-effect flooring. Fitted kitchen with white units and contrasting wood-effect worktops. It includes a gas hob with stainless steel extractor, electric oven, and plumbing for a washing machine. A UPVC door from the kitchen leads out to a private outbuilding, perfect for bikes, tools, or additional storage.

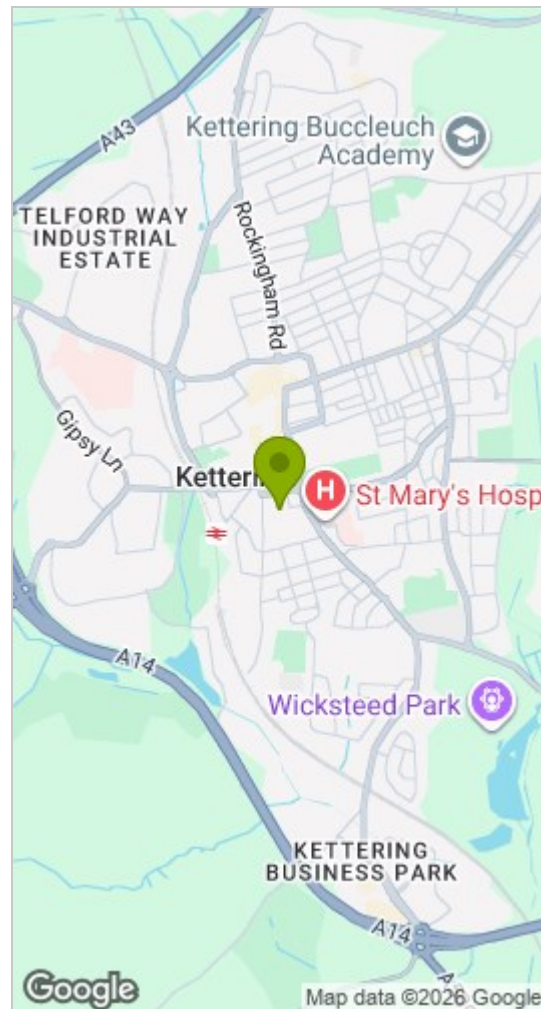
The main bedroom is situated to the rear of the property, enjoying a peaceful outlook and continuing the wood-effect flooring. It's a comfortable double room with space for wardrobes and additional furniture. The second bedroom, also a double, is positioned at the front and is equally well-presented – ideal for guests or use as a home office. The bathroom is finished in white tiling and features a full suite including a bath with mixer tap and overhead shower, a glazed screen, pedestal wash basin, WC, and a heated towel rail. This is a practical and well-maintained flat in a great location – ideal for commuters or anyone looking for easy access to the town centre, local amenities and the train station.

Lounge 12'3 x 10'8 (3.73m x 3.25m )

Bedroom One 13'1 x 8'7 (3.99m x 2.62m )

Bedroom Two 10'9 x 9'6 (3.28m x 2.90m )

## Area Map



## Energy Efficiency Rating

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		79
(55-68) <b>D</b>	67	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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9 Westleigh Office Park, Moulton Park, Northampton, Northamptonshire, NN3 6BW

Tel: 01604 250066 Email: [rentals@greenerrentals.com](mailto:rentals@greenerrentals.com) <https://www.richardgreener.co.uk>