

HENDERSON CONNELLAN

ESTATE AGENTS

Canon Street, Kettering NN16

"Flexible Living In A Prime Location"

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This impressive, duplex maisonette offers a generously sized, versatile interior situated right on the edge of town, super convenient for the town centre, mainline railway and General Hospital. The street offers residents permit parking, the bus station is literally a moments' walk away perfect for those who want to hop on public transport. The accommodation starts on the first floor, arranged over two floors and benefits from gas central heating and UPVC double glazing to include an entrance hall with period tiled flooring, free flowing kitchen/living/dining room with bay window commanding an elevated position. There is a generous double bedroom, principal bathroom and a further double bedroom on the second floor with an ensuite shower room. A great size home in an ultra-convenient location.

Kitchen/Living Room - 4.9m x 3.96m (16'1" x 13'0")

Bathroom - 3.28m x 3m (10'9" x 9'10")

Bedroom One - 3.96m x 3.2m (13'0" x 10'6")

Bedroom Two - 4.22m x 3.96m (13'10" x 13'0")

Ensuite - 1.52m x 1.22m (5'0" x 4'0")

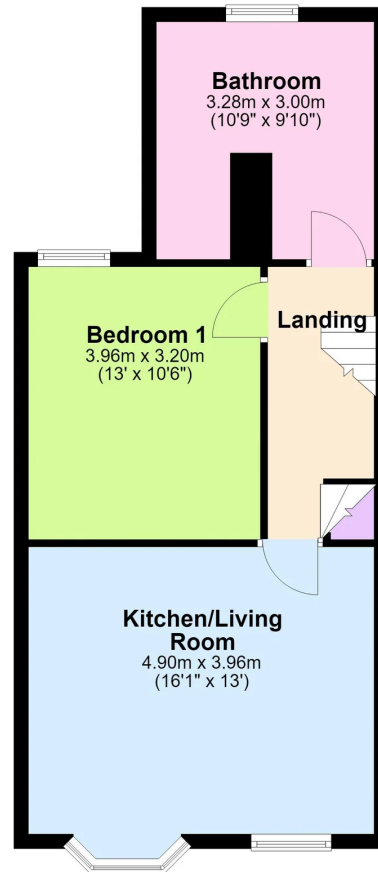
- EPC RATING: E
- COUNCIL TAX: A
- Lease: TBA
- Gas Central Heating
- UPVC Double Glazing
- Maisonette
- Two Double Bedrooms
- Open Plan Kitchen/ Living Room
- Tenure: Leasehold





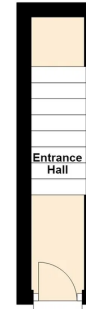
First Floor

Approx. 48.8 sq. metres (525.0 sq. feet)



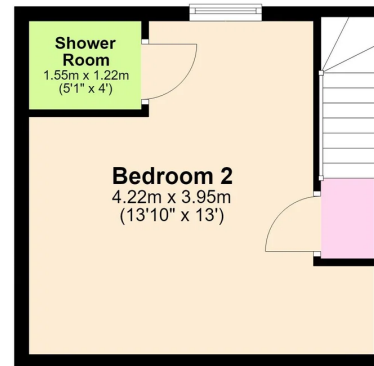
Ground Floor

Approx. 2.8 sq. metres (29.7 sq. feet)



Second Floor

Approx. 29.1 sq. metres (312.9 sq. feet)



Total area: approx. 80.6 sq. metres (867.5 sq. feet)



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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.

