



Cambridge Street, Kettering **Freehold** £175,000 O.I.E.O.

**Pattison
Lane**

Key Features

3 1 D A

- Ideal First Time Buy / Project Opportunity
- Mid-Terraced Family Home
- Three Bedrooms
- Open Plan Living / Dining Room
- Downstairs Bathroom

Perfectly positioned on the highly sought-after Cambridge Street, this charming three-bedroom mid-terraced home offers spacious living and convenience, ideal for a first-time buyer or investor alike.

Step through the entrance hall and into a generous living and dining room. Anchored by a feature exposed brick fireplace, this bright and versatile room provides the perfect backdrop for both relaxed family evenings and entertaining. To the rear, the kitchen is well-equipped with a sleek range of eye- and base-level cabinetry, an integrated gas hob, an oven, and dedicated plumbing for your white goods. Completing the ground floor is a contemporary family bathroom featuring a three-piece suite with a shower over the bath.



Upstairs, the landing connects three well-proportioned bedrooms. The impressive master bedroom spans the entire width of the house and comes complete with sleek built-in wardrobes. Bedroom two is a double sized room, and bedroom three being a comfortable single.

Outside, the property boasts energy-efficient triple glazing, ensuring a quiet and warm interior.

The enclosed rear garden is a private oasis, featuring a neat lawn, a paved patio ideal for summer BBQs, and a highly practical concrete storage shed.

Viewings are highly advised to appreciate all this home has to offer!

The accommodation comprises:

ENTRANCE HALL

HALLWAY

LIVING / DINING ROOM 23'3 x 10'8 max expanding to 10'11 (7.08m x 3.25m expanding to 3.32m)

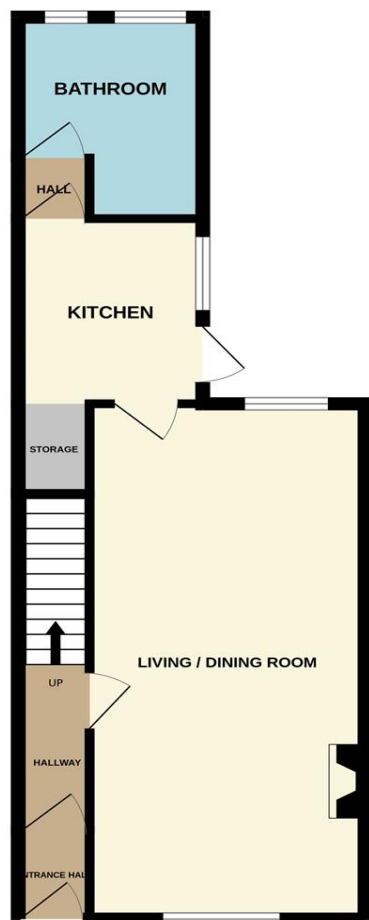
KITCHEN 7'5 x 8'4 (2.26m x 2.54m)

INNER HALL LEADING TO BATHROOM

BATHROOM 9'1 narrowing to 6'4 x 7'4 narrowing to 4'6 (2.76m narrowing to 1.93m x 2.23m narrowing to 1.37m)



GROUND FLOOR



1ST FLOOR



FIRST FLOOR LANDING

BEDROOM ONE 10'10 plus wardrobe x 10'11
(3.30m x 3.32m)

BEDROOM TWO 8'5 x 11'10 (2.56m x 3.60m)

BEDROOM THREE 7'5 x 8'6 (2.26m x 2.59m)

OUTSIDE

REAR GARDEN

BRICK OUTBUILDING

AGENTS NOTE

The Land Registry title has yet to be updated with the Vendor's details. Please ask the branch for more details.

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

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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To view this property call Pattison Lane on:
01536 524425

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 01536 524425

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1: These particulars do not constitute part or all of an offer or contract. 2: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 3: Potential buyers are advised to recheck the measurements before committing to any expense. 4: Sharman Quinney has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5: Sharman Quinney has not sought to verify the legal title of the property and buyers must obtain verification from their legal representative. 6: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask your co-operation in order that there will be no delay in agreeing the sale. Ref: KPL207008 - 0003

