



Connells

Union Street
Kettering



Property Description

This well-presented mid-terraced home offers thoughtfully arranged accommodation across two floors and is complemented by a rear garden. The property is being sold with a tenant in situ, making it an attractive opportunity for investors.

The ground floor opens into an entrance hall leading through to a spacious sitting room, providing a comfortable living area with stairs rising to the first floor. To the rear of the property is a modern kitchen/dining room, well suited to everyday living and entertaining, with access out to the rear garden. A useful lobby area and ground floor W.C. add further practicality to the layout.

To the first floor, the property offers two bedrooms, including a generous main bedroom and a well-sized second bedroom, both served by a fitted family bathroom accessed from the landing.

The property offers well-balanced living accommodation in a popular residential setting and would particularly suit investors seeking an immediate rental return. Early viewing is recommended to appreciate the layout and accommodation on offer.

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover 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

Ground Floor

Entrance Hall

Entrance door to the front, stairs to the first floor.

Sitting Room

Window to the front, under stairs storage cupboard, laminate flooring, radiator.

Kitchen / Dining Room

Window to the rear, a range of wall and base units with rolled edge work surfaces, sink drainer, tiled splash backs, space for appliances, tiled flooring.

Lobby

Externally door leading to the rear garden.

Cloakroom

Window to the side, wash hand basin, low level WC, tiled splash back.

First Floor

Landing

Bedroom One

Window to the front, built in storage cupboard, carpet flooring, radiator.

Bedroom Two

Window to the rear, carpet flooring, radiator.

Bathroom

Window to the rear, bath with shower over, wash hand basin, low level WC, tiled splash backs, vinyl flooring, radiator.

Externally

Front Garden

Enclosed by fencing, laid to lawn.

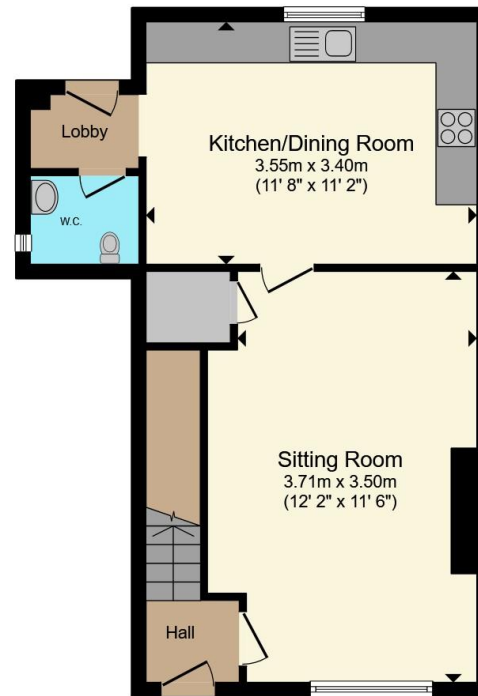
Rear Garden

Enclosed by fencing, laid to lawn.

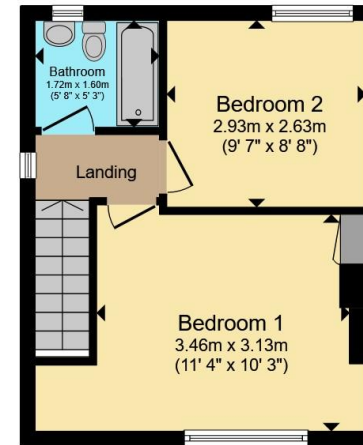








Ground Floor



First Floor

Total floor area 80.2 m² (863 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



To view this property please contact Connells on

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5 Montagu Street
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EPC Rating: D Council Tax
 Band: A

Tenure: Freehold

view this property online connells.co.uk/Property/KTT308780



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