



Havelock Street, Kettering **Freehold** £160,000 O.I.E.O.

**Pattison
Lane**

Key Features

2 1 D A

- Two Bedroom Mid Terrace Home
- Open Plan Lounge / Dining Room
- Upstairs Bathroom
- Walking Distance to Town Centre Amenities
- NO ONWARD CHAIN

Ideally situated close to the town centre, this two-bedroom mid-terrace property offers well-proportioned accommodation arranged over two floors, making it an appealing choice for first-time buyers, couples or investors.



The ground floor comprises an entrance porch and hallway leading into a generously proportioned lounge and dining area, providing a versatile space for both relaxing and entertaining. To the rear is a separate kitchen, which is due to be fitted with new flooring and new worktops, providing a fresh and updated finish. Useful storage is also available off the hallway.

Upstairs, the property offers two well-proportioned bedrooms, together with a family bathroom and additional storage.

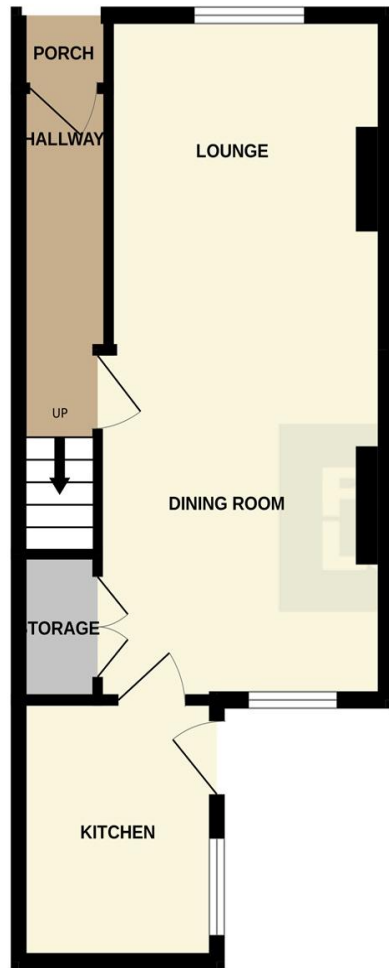
Further improvements are planned, with the bathroom due to be refreshed with new wall panels and flooring, while the existing carpets are also due to be replaced. These works will give the property a fresh and modern feel ahead of the new owner's occupation.

The property is conveniently positioned within easy reach of the town centre and its range of shops, amenities, restaurants and transport links.

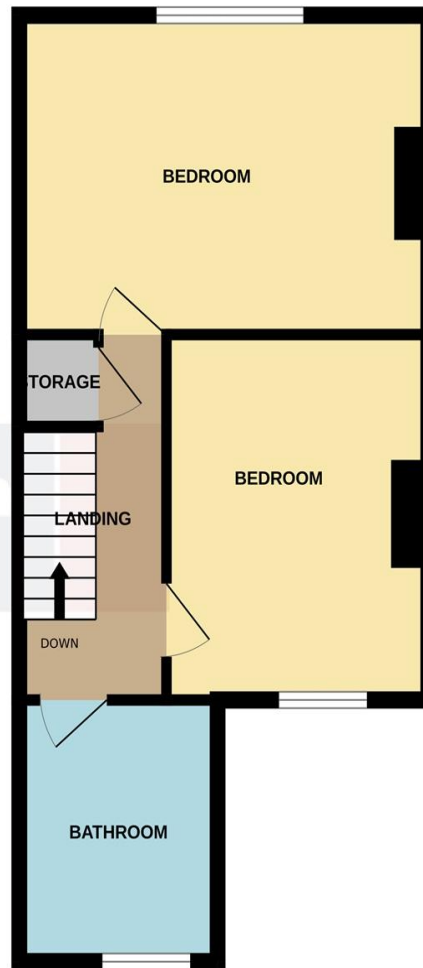
An excellent opportunity for a first-time buyer or investor, with early viewing highly recommended to appreciate the accommodation and planned improvements.



GROUND FLOOR



1ST FLOOR



The accommodation comprises:

ENTRANCE HALL

LOUNGE 10'5 max x 11'5 (3.17m x 3.47m)

DINING ROOM 10'9 x 11'11 (3.27m x 3.63m)

KITCHEN 7'5 x 8'11 (2.26m x 2.71m)

FIRST FLOOR LANDING

BEDROOM ONE 15'4 x 10'1 (4.67m x 3.07m)

BEDROOM TWO 9'10 max x 12' (2.99m x 3.65m)

BATHROOM 8'11 x 7'4 (2.71m x 2.23m)

OUTSIDE

REAR GARDEN

BRICK BUILT OUTBUILDING IN REAR GARDEN

AGENTS NOTE:

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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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: KPL207111 - 0002

