



43 Ford Street  
Kettering, NN16 0SG



**Simpson & Partners**

\*\*\* CASH BUYERS ONLY \*\*\* A two-bedroom terrace property offered for sale with no onward chain.

Conveniently positioned within walking distance of the town centre, the home provides excellent accessibility to local amenities and transport links.

The property features modern comforts including upvc double glazing and gas radiator heating. The unique three floor layout maximises the available space, creating a distinctive and versatile living arrangement.

Upon entering through the entrance hall, you'll discover an impressive 22' kitchen/dining room that comes complete with built-in appliances, perfect for both everyday living and entertaining guests. The thoughtful design continues to the lower level, where stairs lead down to a 21' living room. This generous reception room boasts patio doors that open directly onto the rear garden, creating a seamless indoor outdoor living experience and flooding the space with natural light. There is also a convenient WC.

The first floor houses both bedrooms, providing comfortable sleeping accommodation, along with a well appointed bathroom serving the upper level. The rear garden offers an ideal space for relaxation, gardening, or outdoor dining.

Given the property's unique layout, practical features, and desirable location, an internal viewing comes highly recommended to fully appreciate what this distinctive home has to offer and to avoid any disappointment in this competitive market.

Price £139,995



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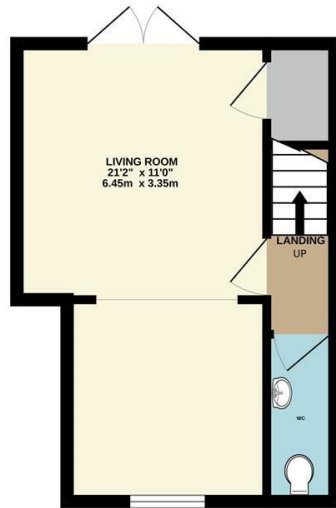
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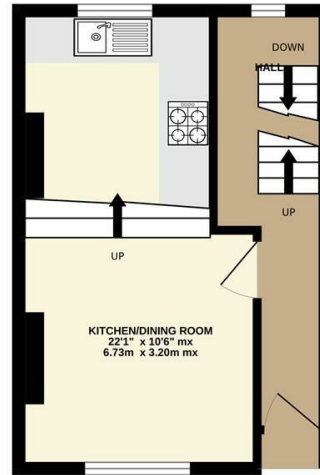
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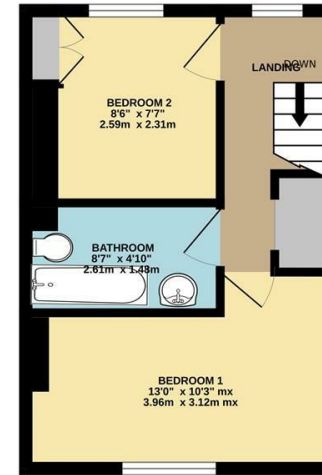
LOWER LEVEL



GROUND FLOOR



1ST FLOOR



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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		89
(69-80) <b>C</b>	72	
(55-68) <b>D</b>		
(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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01536 518200

[kettering@simpsonandpartners.co.uk](mailto:kettering@simpsonandpartners.co.uk)

<https://www.simpsonandpartners.co.uk/>

1 Silver Street, Kettering, Northants, NN16 0BN