



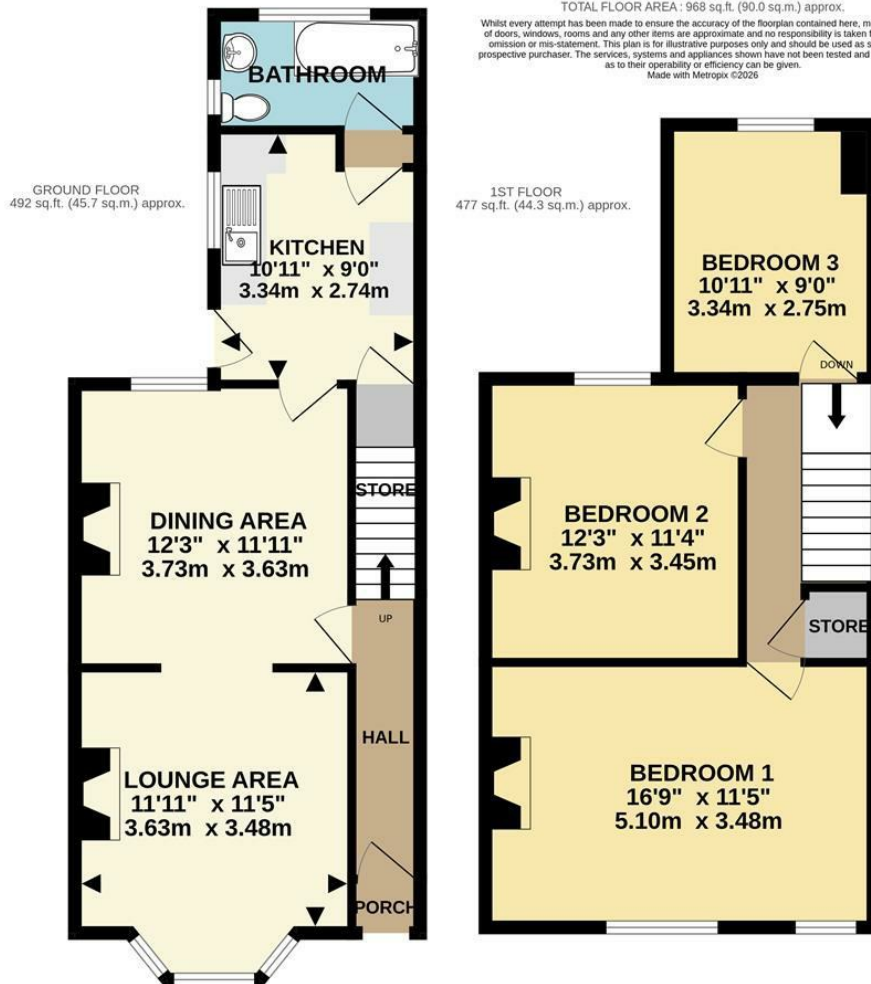
204 Kingsley Avenue, Kettering NN16 9EY

Offers Over £190,000

A good sized, bay windowed terrace house with forecourt and south facing rear garden. The property is in need of updating and refurbishment but offers huge potential to create a family with period features. The accommodation, which has gas central heating and double glazing, offers a spacious living room that could easily be converted back to two separate rooms, kitchen and bathroom on the ground floor, while the first floor provides 3 double bedrooms. No chain. Come and see the potential on offer by booking a viewing with Lucas today.

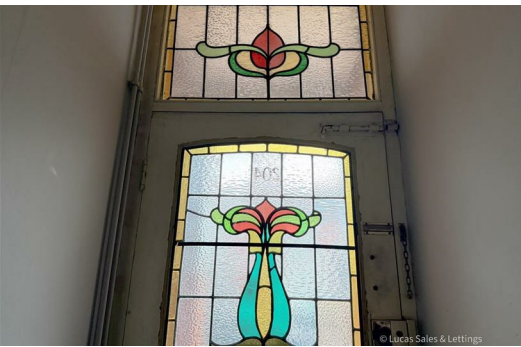
**Tenure: Freehold
Energy Rating: D
Council Tax Band: B**

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- Attractive, period bay windowed terrace house
- Sought after location on north side of Kettering
- Requires refurbishment, retains some period features and offers huge potential
- Forecourt and south facing enclosed rear garden with workshop
- Through lounge diner, ground floor bathroom, 3 double bedrooms
- Gas central heating and double glazing

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92 plus) A		86
(81-91) B		
(69-80) C		59
(55-68) D		
(39-54) E		
(21-38) F		1-20
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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Important: We would like to inform prospective purchasers that these sales particulars have been prepared in good faith as a general guide only. A survey has not been carried out, nor the services, appliances and fittings tested. All measurements are approximate; sizes should not be relied upon for furnishing, or any other purposes. Floor plans are for guidance and illustration purposes only and are not to scale. Photos are taken with a wide angle lens. Items shown in the photographs are expressly excluded unless agreed otherwise in writing. If there are any matters likely to affect your decision to buy, please contact us before viewing the property and clarify all matters prior to offer. L786

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