



3  1  1 

Bath Road, Kettering

Offers in excess of £200,000 Freehold

# BELVOIR!

EPC Rating D. Council Tax A.



Beautifully Refurbished Three-Bedroom Mid-Terrace residence within walking distance of Kettering Town Centre

\* INVESTORS ONLY - BEING SOLD WITH TENANTS IN SITU. Estimated 5.97% Yield

This stunning three-bedroom mid-terrace property has been newly refurbished from top to bottom, offering modern living throughout. Finished to a high standard, the home is perfect for investors looking for a ready made investment with tenants already in situ.

The ground floor features a welcoming lounge/diner, ideal for both relaxing and entertaining, along with a stylish, modern kitchen fitted with contemporary units and modern bathroom. Upstairs, the home offers three well-presented bedrooms.

To the rear, you'll find an enclosed garden providing a private outdoor space, complete with a useful outbuilding for storage or potential workshop use.



Situated within walking distance of Kettering Town Centre, the property benefits from excellent local amenities, transport links, shops, and schools right on your doorstep. A superb, fully modernised home in a highly convenient location—early viewing is highly recommended.

### Lounge/Diner

7.58m x 4.33m (24'11" x 14'2")

Double glazed bay window to front, double glazed window to rear, double glazed door to front, carpet to flooring, radiator, ceiling light.

### Kitchen

3.13m x 2.4m (10'4" x 7'11")

Double glazed window to side, double glazed door opening onto garden. Kitchen comprising of wall & base units, wood effect work surfaces over, electric oven, cooker hood over, stainless steel sink with drainer, space for multiple appliances including washing machine, fridge/freezer & dishwasher, vinyl to flooring, tiled splash backs, understairs cupboard, ceiling light.



### Bathroom

2.26m x 1.75m (7'5" x 5'8")

Double glazed window to rear, panelled bath with telephone attachment shower over, low level WC, pedestal wash hand basin, part tiled walls, vinyl flooring, ceiling light.

### First Floor Landing

Carpet to flooring, storage cupboard with loft access, radiator, ceiling light.

### Bedroom One

4.34m x 3.64m (14'2" x 11'11")

Double glazed window to front, carpet to flooring, ceiling light, radiator.

### Bedroom Two

3.6m x 2.57m (11'10" x 8'5")

Double glazed window to rear, carpet to flooring, ceiling light, radiator.

### Bedroom Three

3.01m x 2.88m (9'11" x 9'5")

Double glazed window to rear, carpet to flooring, ceiling light, radiator.



### Outbuilding

3.22m x 2.04m (10'7" x 6'8")

Double glazed door, double glazed window, new roof.

### External

Front - Walled frontage.

Rear - Enclosed garden, mainly laid to lawn, raised brick flower bed, access to outbuilding.

### Agents Notes

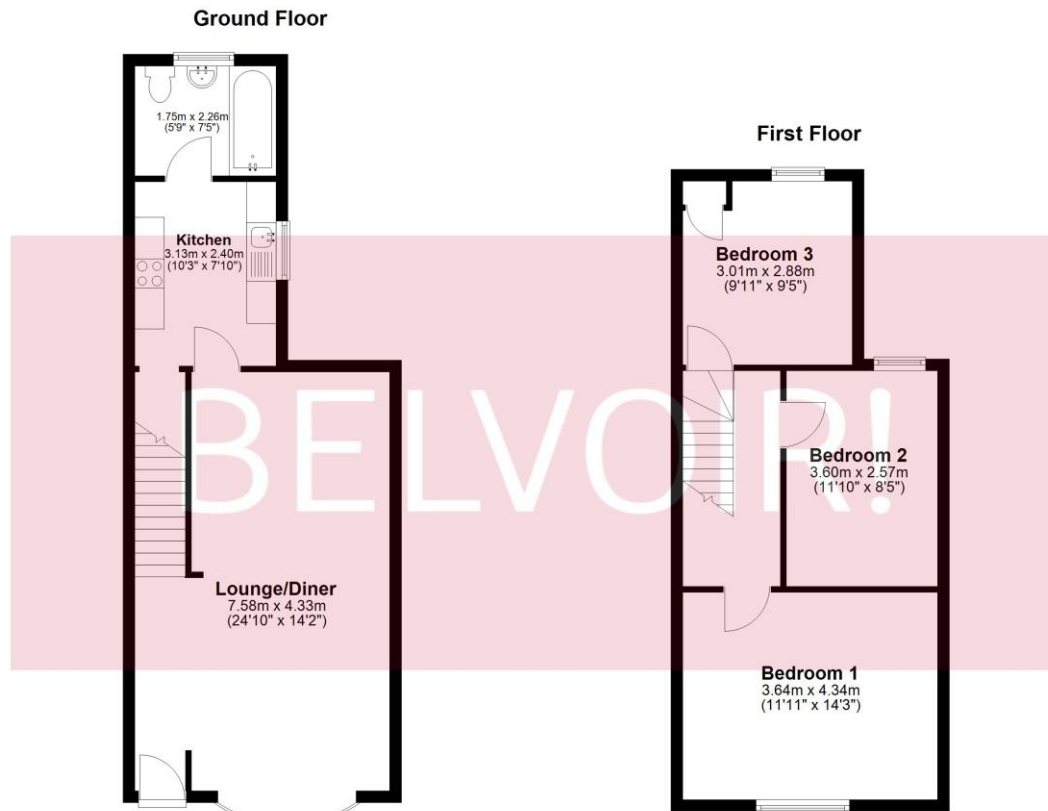
Neighbouring right of way.

INVESTORS ONLY - BEING SOLD WITH TENANTS IN SITU.

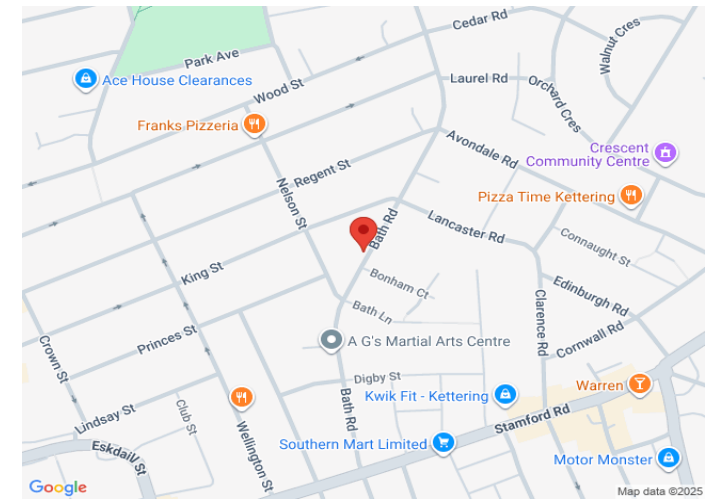
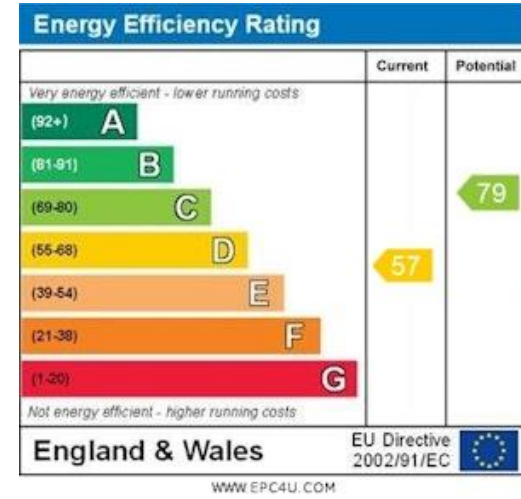
Estimated 5.97% Yield

Rental Amount £995pcm

Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate, are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.



We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any service, system and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixture and fittings other than those mentioned are to be agreed with the seller by separate negotiation.  
Plan produced using PlanUp.



Contact us today to arrange a viewing...

# BELVOIR!

[www.belvoir.co.uk](http://www.belvoir.co.uk)

68 George Street, Corby, Northants, NN17 1QE

[corby@belvoir.co.uk](mailto:corby@belvoir.co.uk)

01536 261666