



Bath Road, Kettering **Freehold** £185,000 O.I.E.O.

**Pattison  
Lane**



# Key Features

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- Three Bedroom Mid Terrace House
- NO ONWARD CHAIN
- Ideal First Time Buyer Purchase
- Investment Opportunity
- Two Reception Rooms

Offered to the market with No Onward Chain - This charming bay-fronted three-bedroom terraced property presents an excellent opportunity for those seeking a Investment Opportunity or ideal for First Time Buyers!

Ideally positioned within close proximity to Kettering town centre and a wealth of amenities with excellent schools and major road links nearby.

The accommodation comprises two receptions rooms including a bay-fronted living room, separate dining room, and a spacious kitchen. Upstairs, three-bedrooms, including two spacious doubles, and a family bathroom. A low-maintenance patio garden completes this delightful home.

Please ask the agents for current rental income and additional details. Viewings available upon request





### ENTRANCE HALL

Reached via main front door. Stairs rising to first floor landing.

LOUNGE 11'11 plus bay x 11'6 max (3.63m x 3.50m)

Bay window to front aspect. Feature fireplace. Open to:

DINING ROOM 11'11 x 12' (3.63m x 3.65m)

French style doors opening to the rear garden.

KITCHEN 7'11 x 14'9 (2.41m x 4.49m)

Fitted with units to base and wall with work surfaces over and tiled splashback surrounds. Sink unit with mixer tap over. Double oven. Inset hob with cooker hood over. Space for appliances. Wall mounted boiler. Under stairs storage cupboard. Windows to rear and side aspect. Door to rear aspect.

### FIRST FLOOR LANDING

Storage cupboard. Doors to bedrooms and bathroom.

BEDROOM ONE 11'10 x 15'1 (3.60m x 4.59m)

Window to front aspect.

BEDROOM TWO 11'11 x 8'2 (3.63m x 2.48m)

Window to rear aspect.



GROUND FLOOR



1ST FLOOR



**BEDROOM THREE** 4'10 x 6'11 (1.47m x 2.10m)  
Window to side aspect.

### BATHROOM

Suite comprising a panelled bath with shower screen and shower over, wash hand basin and WC. Window to rear aspect.

### OUTSIDE

#### FRONT GARDEN

Courtyard style frontage enclosed by low level brick walling and access to the main front door.

#### REAR GARDEN

Enclosed garden with a paved patio for low maintenance and raised bedding areas for planting.

To view this property call Pattison Lane on:  
**01536 524425**

# Selling your property?

Contact us to arrange a **FREE** home valuation.

 01536 524425

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