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St. Peters Avenue, Kettering

£200,000 Freehold

BELVOIR!

EPC Rating C. Council Tax A.



Offered to market with NO ONWARD CHAIN, this three-bedroom mid-terraced property, believed to have been built circa 1912, offers a fantastic opportunity for renovation and restoration. Ideally situated on the popular St Peter's Avenue in Kettering, the property enjoys a highly convenient location within close proximity to the church, town centre, and train station, making it well-suited for commuters and those seeking easy access to local amenities.

Rich in character and potential, the home retains original features, including Minton-style flooring in the entrance hall, currently hidden beneath the carpet. The ground floor comprises two open-plan reception rooms, creating a versatile living and dining space, leading through to a galley-style kitchen with access to a four-piece bathroom suite.

Upstairs, the first floor hosts three well-proportioned bedrooms, offering flexible accommodation for families or investors alike.

Externally, the property benefits from a private, walled rear garden enjoying pleasant views over St Peter's Churchyard. The garden features a concrete patio area and a mainly lawned section with colourful flower borders, providing a charming outdoor space. The rear of the property was re-rendered around 2020.

Requiring modernisation throughout, this property presents an excellent opportunity to create a beautiful home while preserving its period charm.

Entrance Porch

Double glazed door to front, original Minton style flooring, ceiling light.

Entrance Hall

Double glazed door, carpet to flooring (original Minton style flooring under carpet), radiator, ceiling light, stairs to first floor.

Living Room

3.74m x 3.22m (12'4" x 10'7")

Double glazed bay window to front, gas fire with brick surround, carpet to flooring, ceiling light, radiator.

Dining Room

4.12m x 3.39m (13'6" x 11'1")

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

Kitchen

5.02m x 2.26m (16'6" x 7'5")

Two double glazed windows to side. Kitchen comprising of wall & base units, composite work surfaces over, tiled splash backs, freestanding gas cooker, sink with drainer, space for washing machine, brick built breakfast bar, vinyl to flooring, ceiling light, radiator.





Lobby

1.42m x 0.77m (4'8" x 2'6")

Non slip vinyl flooring, ceiling light, loft access.

Bathroom

2.57m x 2.27m (8'5" x 7'5")

Double glazed window to rear, paneled bath, walk in shower with electric shower, low level WC, pedestal wash hand basin, extractor fan, ceiling light, radiator, non slip vinyl flooring, fully tiled walls.

First Floor Landing

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

Bedroom One

4.22m x 3.05m (13'10" x 10'0")

Two double glazed windows to front, fitted wardrobes, radiator, ceiling light.

Bedroom Two

3.38m x 2.84m (11'1" x 9'4")

Double glazed window to rear, fitted wardrobes, radiator, ceiling light.

Bedroom Three

2.76m x 2.28m (9'1" x 7'6")

Double glazed window to rear, radiator, ceiling light.



External

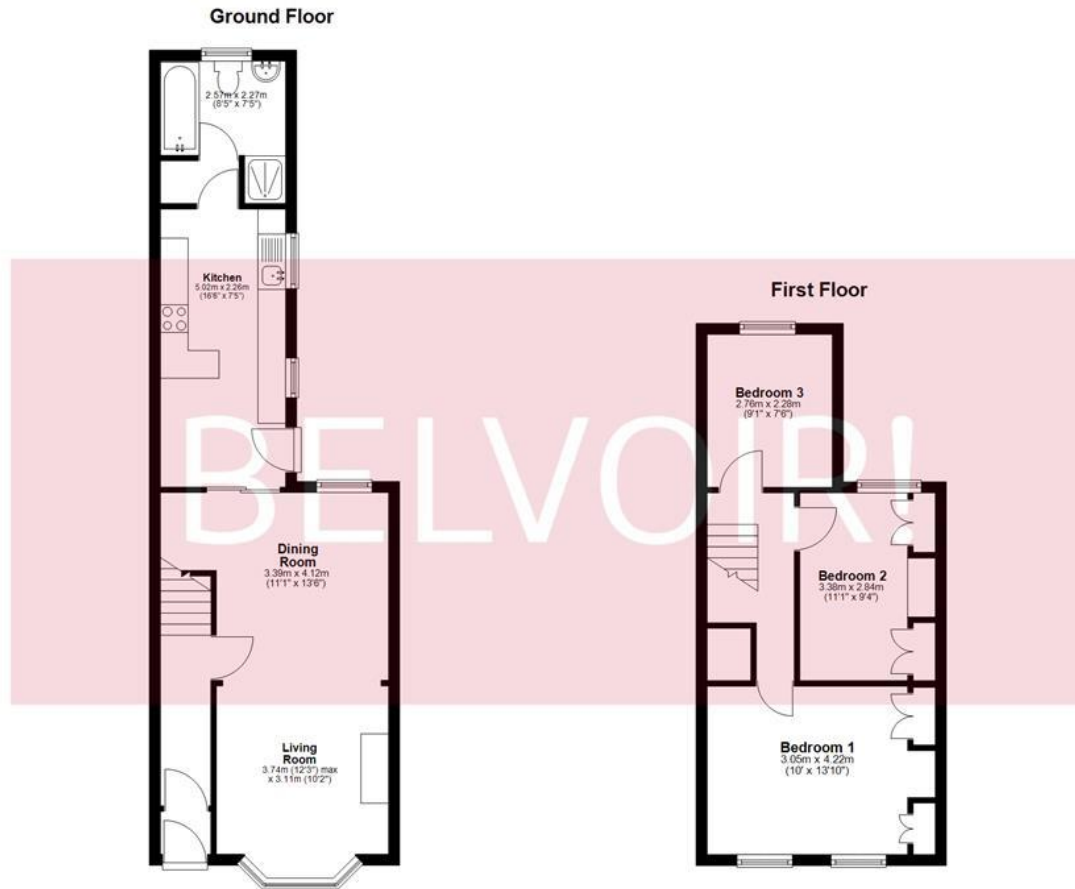
Front - Small low maintenance frontage, side access to rear garden.

Rear - Concrete patio, garden shed, laid lawn, mature borders of flowers & shrubs.

Agents Notes

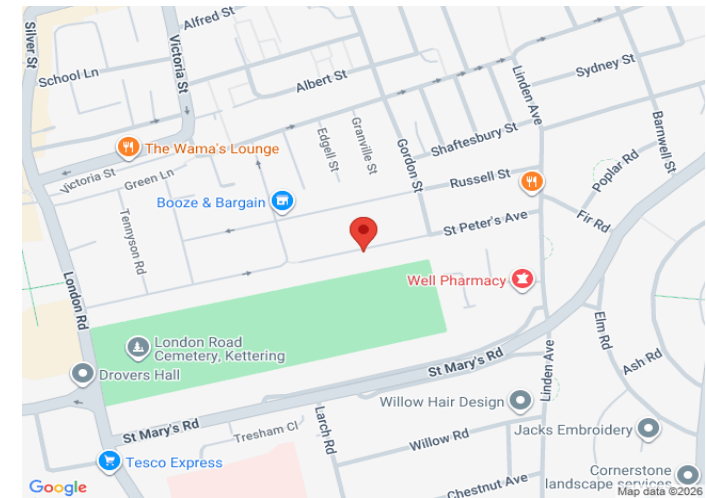
Shared access for entry to rear of the property.

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 of 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Contact us today to arrange a viewing...

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