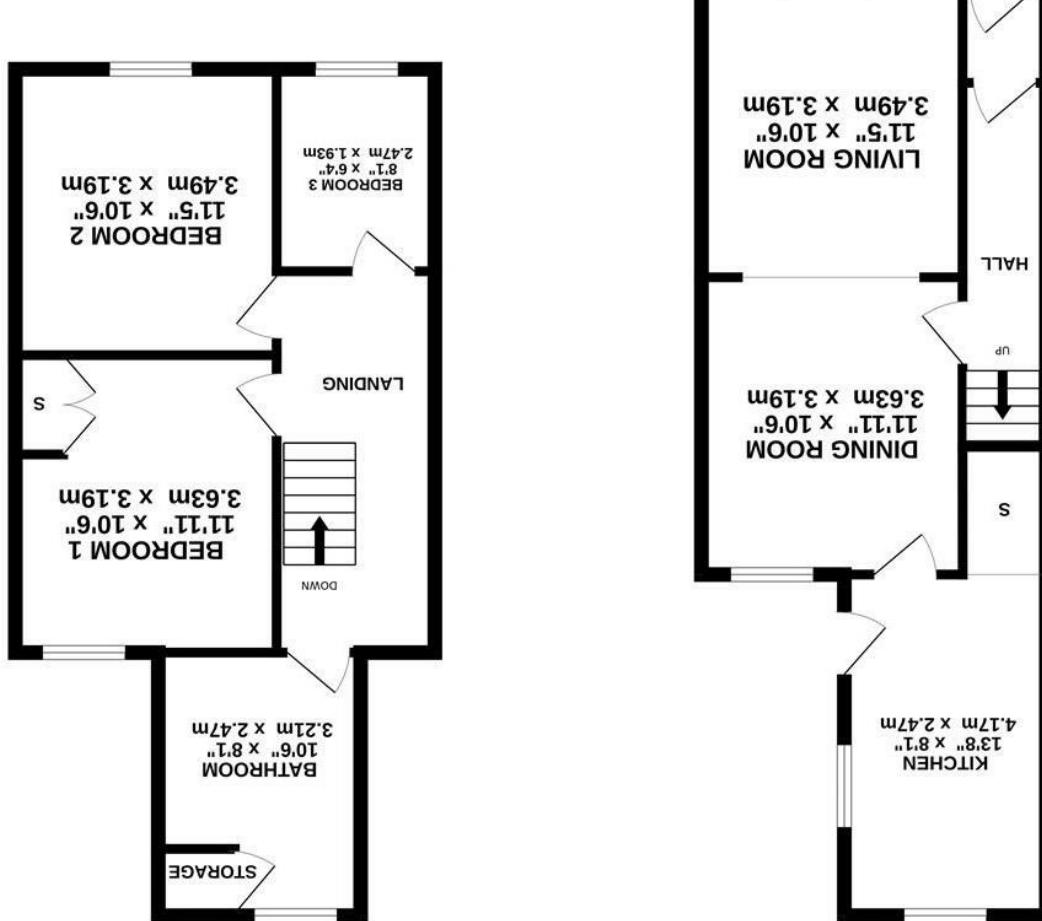


Whilst every attempt has been made to ensure the accuracy of the floor plan and details contained here, measurements, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and have no guarantee as to their operability or efficiency can be given. Floor plans made with Metropix 2014. Fixtures and fittings may vary at point of sale.

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**26 Charles Street, Kettering, NN16 9RN**  
**Offers over £200,000**

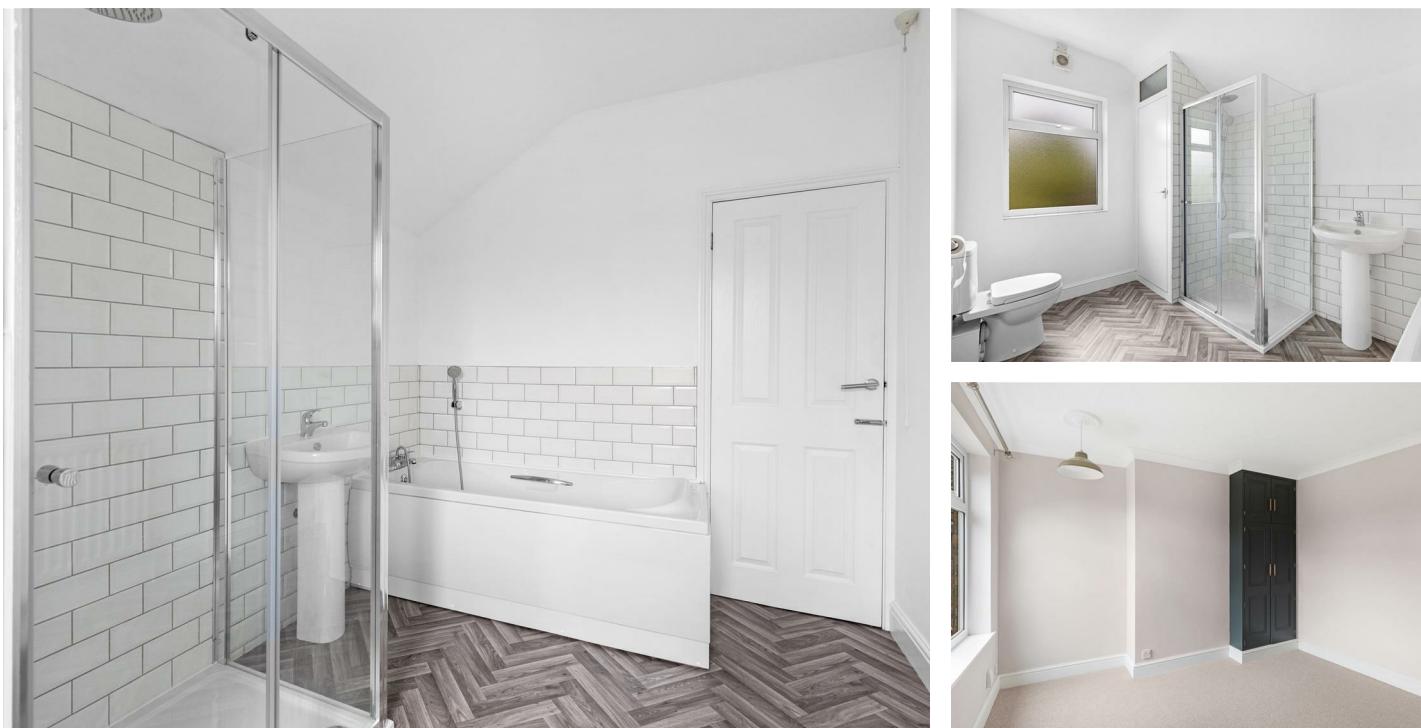


Offered onto the market with no onwards chain is this beautifully presented three bedroom mid terrace property that is situated within the heart of Kettering amongst a wide range of amenities. This contemporary property provides two reception rooms, a kitchen, three bedrooms and a newly fitted four piece bathroom. The boiler was installed in January 2024. Externally, you will find a large rear garden that is fully enclosed by timber fencing and boasts both lawn and paved patio space, ideal for outdoor furniture. There is also a brick built outbuilding within the garden, ideal for storage.

Upon entry you are welcomed into the hall where the reception rooms are accessible. The open plan living/dining room offers plenty of room for furniture along with dual aspect windows, allowing natural light to enter the property. The modern kitchen is fitted with a range of cabinetry along with new integral appliances to include an oven, hob and extractor. There is further space for a fridge freezer and washing machine. Ascending to the first floor landing you are able to access all three bedrooms and the bathroom. Both the master and second bedrooms are double in size whilst the third bedroom is a good size single room that could function as a dressing room, if desired. The bathroom is fitted with a four piece suite including a bath tub, shower cubicle, low level WC and wash hand basin.

Kettering town centre is around a ten minute walk from the property and provides a number of amenities including local shops, supermarkets, cafes, restaurants and much more! Kettering train station is also nearby and offers frequent direct routes to London, ideal for commuting.

Council Tax Band: A  
EPC Rating: D



**Living Room**  
11'5" x 10'5" (3.49 x 3.19)

**Dining Room**  
11'10" x 10'5" (3.63 x 3.19)

**Kitchen**  
13'8" x 8'1" (4.17 x 2.47)

**Bedroom One**  
11'10" x 10'5" (3.63 x 3.19)

**Bedroom Two**  
11'5" x 10'5" (3.49 x 3.19)

**Bedroom Three**  
8'1" x 6'3" (2.47 x 1.93)

**Bathroom**  
10'6" x 8'1" (3.21 x 2.47)

