



13 Gladstone Street  
Kettering, NN16 0TE



**Simpson & Partners**

**\*\* NO CHAIN\*\* CASH BUYERS ONLY\*\***

This well-presented three-bedroom terraced home is located on the ever-popular Gladstone Street, close to local amenities, schools, and excellent transport links.

Downstairs, the property offers a welcoming living room, a separate dining room, and a well-equipped kitchen leading to a family bathroom.

Upstairs, there are three good-sized bedrooms, each offering ample space for family living.

Externally, the property benefits from an enclosed rear garden, perfect for relaxing or entertaining.

This home would make an ideal first-time purchase or investment opportunity. Early viewing is highly recommended.

Price £139,995



3



1



2



GROUND FLOOR

1ST FLOOR



While every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of these, windows, doors and all other items are approximate and no responsibility is taken for any error, omission, or misstatement. The plan is copyright to Simpson and Partners and is for illustrative purposes and should only be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability can be given. Made with Metrage 12/03



**Energy Efficiency Rating**

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

Current rating: 65 (Yellow band D)  
Potential rating: 80 (Green band C)



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