



Connells

Union Street
Kettering



Property Description

This end-terraced property is offered chain free and is being sold with tenants in situ, making it an excellent investment opportunity with immediate rental income. The accommodation is arranged over two floors and is complemented by both front and rear gardens.

The ground floor comprises an entrance hall leading to a spacious sitting room, providing a comfortable everyday living area. To the rear is a kitchen/dining room, offering ample space for dining and day-to-day use, with access to the rear garden. A useful lobby and ground floor W.C. enhance the practicality of the layout. To the first floor, the property offers two well-proportioned bedrooms, both accessed from a central landing. The main bedroom is a generously sized double, benefiting from ample space for bedroom furniture and natural light. The second bedroom is also a comfortable size, making it ideal for a second double, guest room, or home office. Completing the first floor is a family bathroom fitted with a modern suite, serving both bedrooms. Overall, the property offers well-balanced living accommodation and will appeal particularly to investors seeking a ready-made buy-to-let opportunity. Early consideration is advised.

Ground Floor

Entrance Hall

Entrance door to the front, stairs to the first floor.

Sitting Room

Window to the front, under stairs storage cupboard, chimney breast, carpet flooring, radiator.

Kitchen / Dining Room

Window to the rear, a range of wall and base units with rolled edge work surfaces, sink drainer with mixer tap, space for appliances, tiled splash backs, boiler, vinyl flooring.

Lobby

External door to the rear.

Cloakroom

Window to the side, wash hand basin, low level WC.

First Floor

Landing

Window to the side.

Bedroom One

Window to the front, built in storage cupboard, carpet flooring, radiator.

Bedroom Two

Window to the rear, carpet flooring, radiator.

Bathroom

Window to the rear, bath with shower over, wash hand basin, low level WC, tiled splash backs, vinyl flooring.

Externally

Front Garden

Enclosed by timber fencing, laid to lawn.

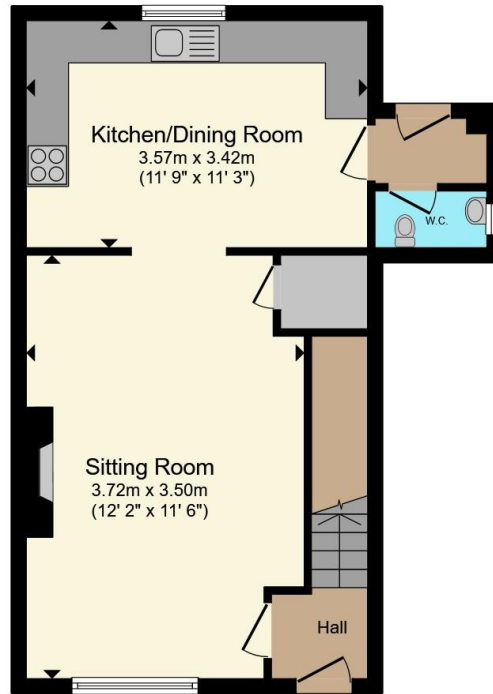
Rear Garden

Enclosed by timber fencing, patio area, laid to lawn.

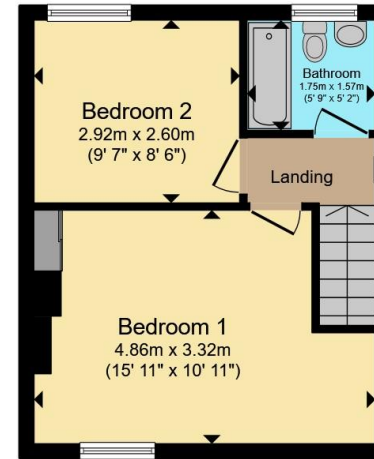








Ground Floor



First Floor

Total floor area 77.5 m² (835 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



To view this property please contact Connells on

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5 Montagu Street
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EPC Rating: D Council Tax Band: A

Tenure: Freehold

view this property online connells.co.uk/Property/KTT308781



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