



60 St. Marys Road, Kettering NN15 7BW

Offers Over £240,000

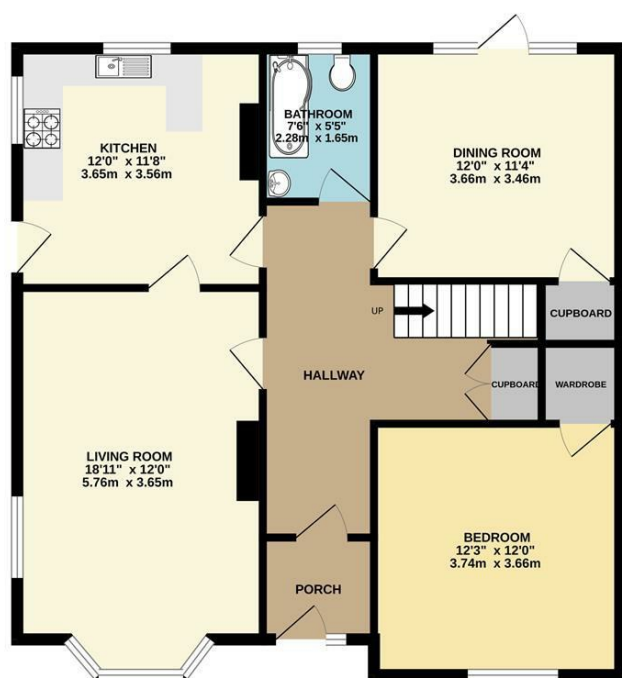
Located in this sought after area close to the town center and many other facilities is this mature two/three bedroom semi detached chalet bungalow set on a very large plot with off road parking. Whilst the property requires considerable renovation and updating this offers the "right buyer" an ideal opportunity to create a wonderful home. In brief the accommodation comprises of a porch, large entrance hall, lounge, kitchen, dining room/bedroom three, bedroom, landing, bedroom two. There is a large loft area accessed off bedroom two which could offer the opportunity to convert to an en-suite (subject of course to planning and regs). There is off road parking to the front and access to a very large rear garden which offers the new owner the opportunity to extend to the rear again subject to planning.

Located within easy reach of the town center, train station and many facilities.

Tenure: Freehold
Energy Rating: D
Council Tax Band: C

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GROUND FLOOR
870 sq.ft. (80.9 sq.m.) approx.



1ST FLOOR
251 sq.ft. (23.3 sq.m.) approx.



TOTAL FLOOR AREA : 1121 sq.ft. (104.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission 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 no guarantee as to their operability or efficiency can be given.
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- No Upward Chain
- Large Rear Garden
- Off Road Parking
- Sought After Location
- Two/Three Bedrooms
- Requires renovation

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



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Important: We would like to inform prospective purchasers that these sales particulars have been prepared in good faith as a general guide only. A survey has not been carried out, nor the services, appliances and fittings tested. All measurements are approximate; sizes should not be relied upon for furnishing, or any other purposes. Floor plans are for guidance and illustration purposes only and are not to scale. Photos are taken with a wide angle lens. Items shown in the photographs are expressly excluded unless agreed otherwise in writing. If there are any matters likely to affect your decision to buy, please contact us before viewing the property and clarify all matters prior to offer. L786

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