





Property Description

This charming end-of-terrace property is a fantastic opportunity for investors or landlords looking for a ready-to-go asset in the heart of Kettering. With its prime town centre location, strong rental potential, and flexible layout, this home ticks all the boxes for a high-yield investment.

The ground floor offers a welcoming entrance leading to a spacious dining and sitting area, a versatile bedroom that could double as a home office, and a modern kitchen designed for convenience. Upstairs, you'll find three generously sized bedrooms and a well-appointed family bathroom, providing ample space for tenants or a growing household.

Positioned just moments from Kettering's vibrant town centre, residents will enjoy easy access to the Newlands Shopping Centre, a wide choice of cafes, restaurants, and local pubs, as well as excellent transport links via Kettering Railway Station for direct routes to London and Leicester. Schools, healthcare facilities, and fitness centres are all close by, making this property an exceptional opportunity to secure a profitable investment in a thriving market.

Agent Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead

Ground Floor

Dining area/sitting room

12' x 11' (3.66m x 3.35m)

Window to the rear, radiator, carpet flooring.

Kitchen

Window to the rear, door leading to rear garden, a range of wall and base units with rolled edge work surfaces, sink drainer, under stairs storage cupboard, tiled flooring, radiator.

Bedroom Two

11' 11" x 10' 8" (3.63m x 3.25m)

Bay window to the front, feature fire place, carpet flooring, radiator.

First Floor

Landing

Storage cupboard.

Bedroom One

14' 2" x 11' 11" (4.32m x 3.63m)

Window to the front, carpet flooring, radiator.

Bedroom Three

12' x 8' 3" (3.66m x 2.51m)

Window to the rear, radiator, carpet flooring.

Bedroom Four

10' 7" x 8' 8" (3.23m x 2.64m)

Window to the rear, storage cupboard, carpet flooring, radiator.

Bathroom

window to the rear, bath with shower over, wash hand basin, low level WC, vinyl flooring.

Externally

Rear Garden

Fully enclosed, low maintenance, patio, shed.









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.focalagent.com

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/KTT308606



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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