

BELVOIR!

POPPY FIELDS, KETTERING, NN16 8UU

£145,000 LEASEHOLD COUNCIL TAX BAND B





Situated on the popular Poppy Fields purpose built development this two bedroom ground floor flat is offered to the market with no onward chain, perfect for investment or first time buy.

Poppy Fields is situated within walking distance to Kettering General Hospital and within close proximity to the town centre, train station and all other local amenities.

This thoughtfully arranged accommodation comprises of an entrance hall, bright and airy open plan living space which has some integral appliances, Juliette balcony which opens to the front of the flat, master bedroom with en-suite shower room along with a single bedroom and a three piece bathroom.

This ground floor flat does also benefit from one allocated car parking space.

Call 01536 261666 to view.

EPC Rating C.



OPEN PLAN LIVING Carpet to floor and wood laminate to floor in the kitchen area, beech wood effect kitchen with base and wall units, electric hob and oven, sink and drainer unit. Juliette balcony with French doors to the front, bay windows to the front, electric heater, light fittings.

BEDROOM 1 Carpet to floor, window to side, electric radiator, light fitting.

ENSUITE Vinyl to floor, shower cubicle, low level WC, hand wash basin, extractor fan.

BEDROOM 2 Carpet to floor, window to side, electric radiator, light fitting.

BEDROOM 2 Carpet to floor, window to side, electric radiator, light fitting.

BATHROOM Vinyl to floor, panelled bath with shower over, low level WC, hand wash basin, light fitting.

Agents Notes 999 years from 19 July 2006
Service/Maintenance Charge & Ground Rent to be confirmed. Review date to be confirmed.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		81
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any service, system and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixture and fittings other than those mentioned are to be agreed with the seller by separate negotiation.
Plan produced using PlanUp.