

BELVOIR!

PRINCES STREET, KETTERING, NN16 8RW

OFFERS IN EXCESS OF £165,000 FREEHOLD

COUNCIL TAX A





Conveniently positioned close to the Town Centre and all local amenities, this Victorian terrace boasts a lovely family space with two reception rooms, a fitted kitchen and a large garden.

On the first floor there are two double bedrooms and a family bathroom.

There is a lot to like about this fantastic family home and viewing is a must!

Call today for an appointment!

EPC Rating D.

LIVING ROOM 11' 0" x 10' 8" (3.365m max x 3.265m) Carpet flooring, double glazed window to the front. Radiator.



DINING ROOM 10' 2" x 11' 8" (3.108m x 3.557m) Lino flooring. Radiator, under stairs cupboard, double glazed window to the rear.

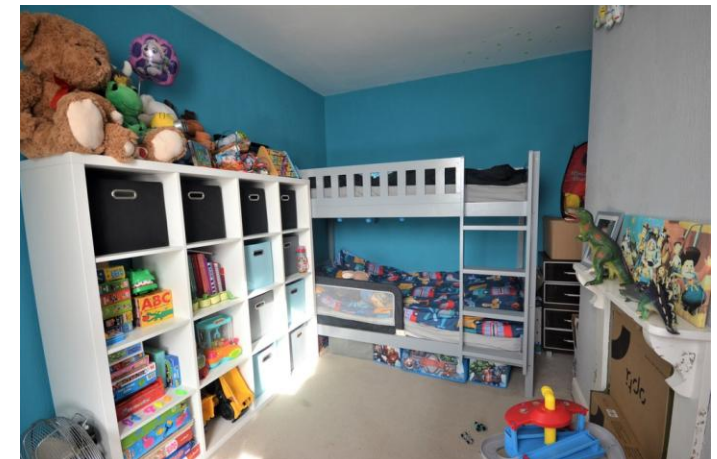
KITCHEN 9' 0" x 7' 7" (2.749m x 2.327m) Fitted wall and base units and worktop, sink and drainer. Lino flooring. Double glazed window to the rear.

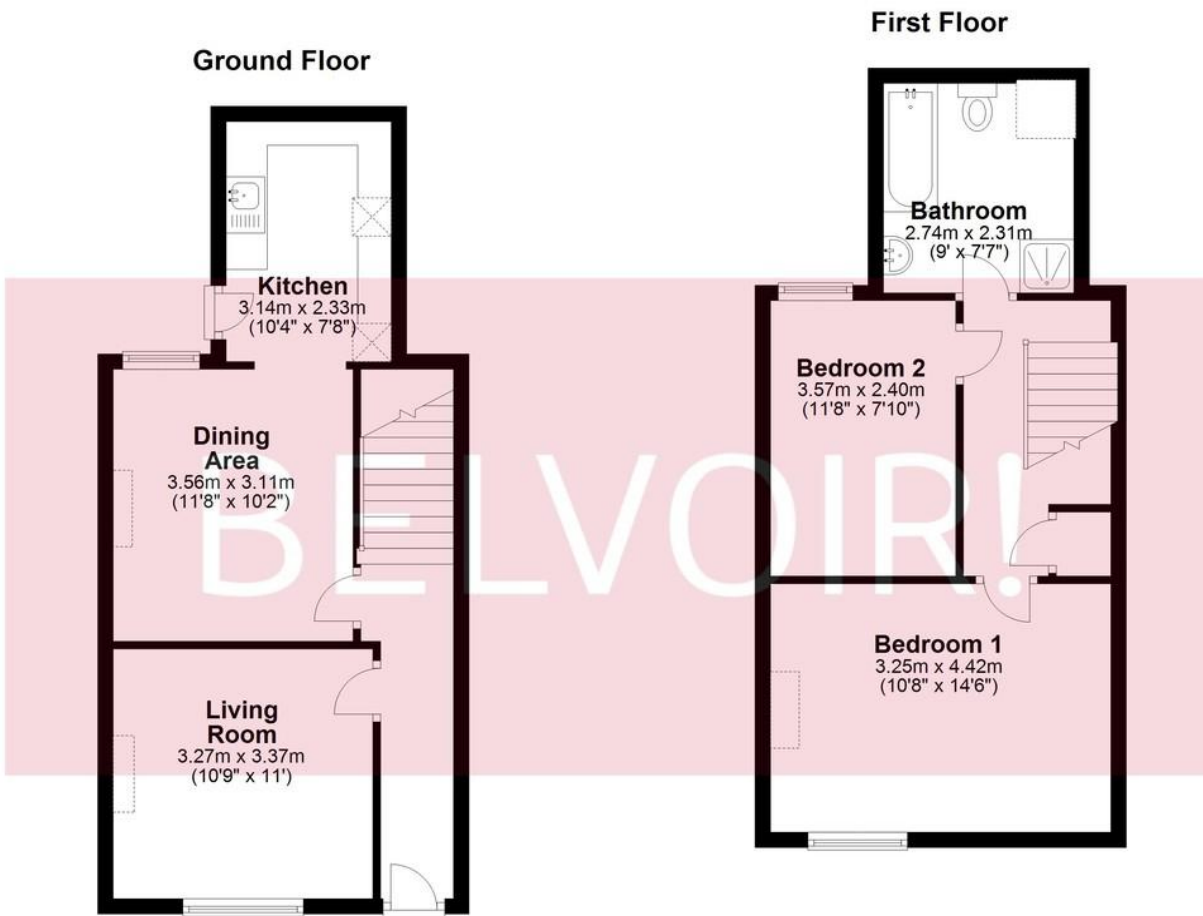
STAIRS AND LANDING Carpet flooring, radiator.

BEDROOM ONE 14' 6" x 10' 7" (4.421`m x 3.249m) Carpet flooring, double glazed window to the front. Radiator.

BEDROOM TWO 8' 8" x 11' 8" (2.649m x 3.567m) Carpet flooring, double glazed window to the rear. Radiator.

BATHROOM 9' 0" x 7' 6" (2.748m x 2.308m) Bath with mixer taps. Wash hand basin, low level WC. Tiled flooring, corner shower unit, part tiling to walls. Double glazed window to the rear.





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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D	57	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC