

79 Russell Street
Kettering
Northamptonshire.
NN16 0EN

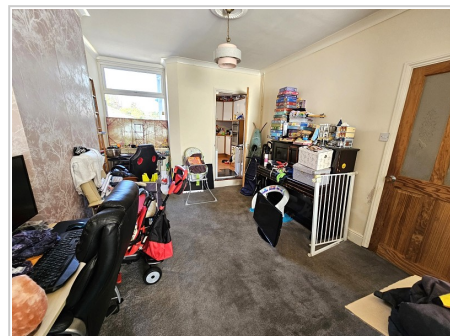
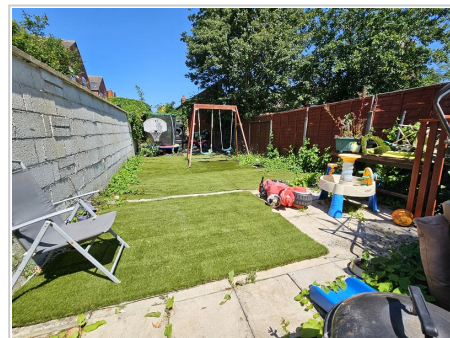
£157,500



- Two Double Bedrooms
- Terrace House
- 24ft Lounge Dining Room
- Spacious Upstairs Bathroom
- Close Proximity To Town Centre
- Close Proximity To Station With London Rail Links
- Rear Garden
- Ideal Buy To Let Investment
- Ideal First Time Buy

Ref: PRA11607

Viewing Instructions: Strictly By Appointment Only



General Description

****FIRST TIME BUY OR INVESTMENT OPPORTUNITY**** The are pleased to offer for sale this two bedroom terrace house in Kettering, situated in close proximity to the town centre and train station. Benefits include two double bedrooms, a spacious upper floor bathroom, and a 24' lounge dining room.

Accommodation

Entrance Hall

Enter via PVCu double glazed front door. Radiator. Stairs to First Floor Landing. Door to Lounge/Dining Room.



Lounge / Dining Room (24' 3" x 10' 8") or (7.40m x 3.24m)

Double glazed window to front aspect. Double glazed window to rear aspect. Two radiators. Door to Kitchen.



Kitchen (11' 5" x 8' 10") or (3.49m x 2.70m)

Double glazed window to side aspect. Range of eye and base level units with roll top work surfaces. 1 1/2 bowl stainless steel sink and drainer. Tiled splash back areas. Integrated electric oven and 5 ring gas hobs. Space and plumbing for washing machine. Tiled floor. Radiator. Wall-mounted central heating boiler. Double glazed PVCu door to Rear Garden.

First Floor Landing

Built-in cupboard. Doors to Bedrooms and Bathroom.



Bedroom 1 (15' 9" x 11' 11") or (4.79m x 3.63m)

Two double glazed windows to front aspect. Two radiators.



Bedroom 2 (11' 11" x 9' 7") or (3.64m x 2.93m)

Double glazed window to rear aspect. Radiator.



Bathroom (11' 5" x 8' 11") or (3.48m x 2.71m)

Double glazed window to rear aspect. Double glazed window to side aspect. White suite consisting of: WC, hand basin on pedestal, and bath with wall-mounted electric shower over and shower screen. Tiled walls. Radiator. Heated towel rail. Built-in cupboard.



Rear Garden

Artificial grass area. Paved patio. Pedestrian gate leading to front of the property.

Services

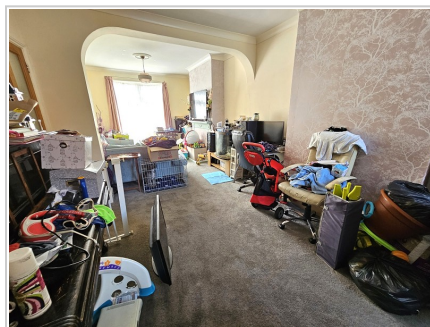
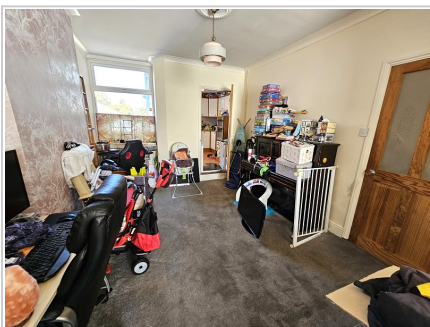
EPC Rating:67

Tenure

We are informed that the tenure is Freehold

Council Tax

Band Not Specified



All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. Stamp duty is not payable up to £125,000. From £125,001 to £250,000 - 2% of Purchase Price. From £250,001 to £925,000 - 5% of Purchase Price. From £925,001 to £1,500,000 - 10% of Purchase Price. From £1,500,001 onwards - 12% of Purchase Price. N.B. Stamp Duty is paid by the purchaser and not the vendor.

Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars form part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.