



48 Pollard Street, Kettering NN16 9RP

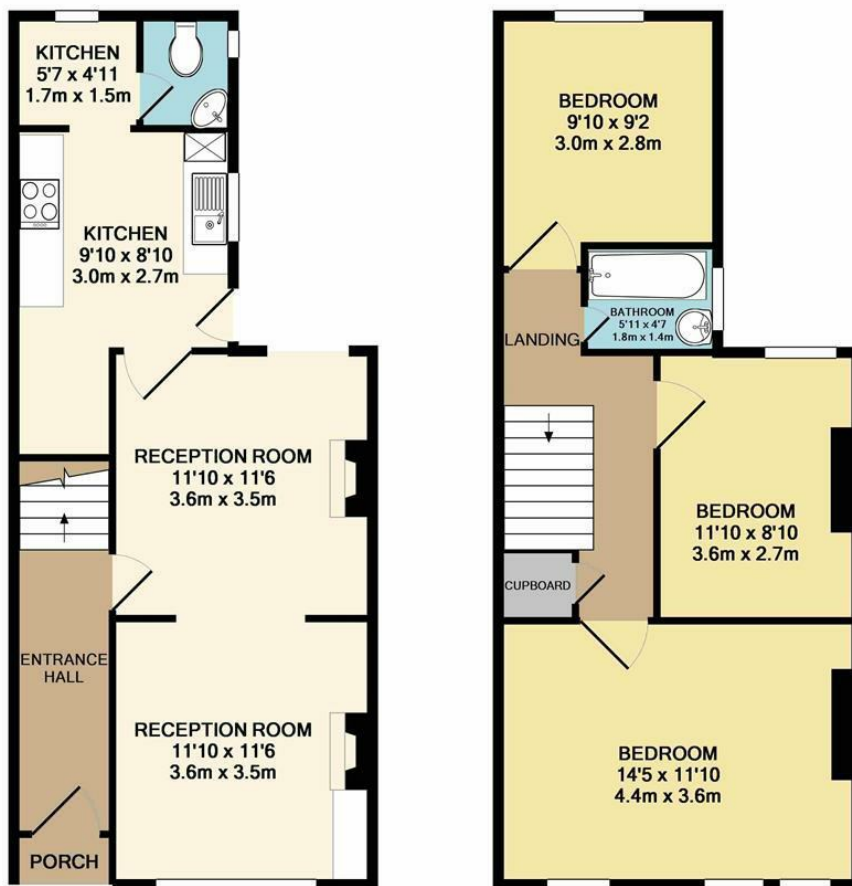
£190,000

A super Three Bedroom Victorian end terrace family home located just off the Rockingham Pleasure Park, an ideal location for access to open space, primary school and many other facilities. This property is offered for sale with no upward chain and benefits from a modern kitchen and bathroom, gas central heating, double glazing and a large rear garden. The accommodation comprises of a hall, lounge, dining area, kitchen, utility, wc, landing, bathroom/wc and three bedrooms. The town centre, train station and Kettering General hospital are all within easy reach and viewing is recommended.

Agents note:- the current tenants are in the process of moving out and as such we have used images of the property prior to occupancy. We shall update the details once the tenant has vacated.

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

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GROUND FLOOR
APPROX. FLOOR AREA 519 SQ.FT. (48.2 SQ.M.)

1ST FLOOR
APPROX. FLOOR AREA 508 SQ.FT. (47.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 1027 SQ.FT. (95.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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- Three Bedroom Victorian End Terrace
- No Upward Chain
- Sought After Location
- Large Rear Garden
- Double Glazed And Gas Central Heating
- Viewing Recommended

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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