



£195,000 OIEO

36 Bryant Road Kettering NN15 6JG



Carter Williams
Estate and Letting Agents



Priced to sell with the benefit of no onward chain is this spacious two bed roomed bungalow in Kettering, close to local amenities!

Internal accommodation comprises of a bay fronted living room with feature fireplace, fitted kitchen, two good sized bedrooms, a three-piece bathroom and conservatory to the rear. The kitchen offers an array of base and wall mounted storage, stainless steel sink, dual aspect views and space for dining table.

The master bedroom provides a generous amount of fitted storage with views over the rear garden. Externally the property offers off-road parking to the front and the rear garden is mostly laid to lawn to provide a low maintenance upkeep with side access to front aspect.

Situated close to local amenities to include good schooling, local shops and Kettering town centre is only a short distance away which provides excellent travel links including trains directly into London in just under an hour.

Carter Williams highly recommend viewing, contact us today for more information!

Council Tax Band: B
EPC Rating: D





Lounge 3.60m (11' 10") x 3.61m (11' 10")

Kitchen 3.44m (11' 3") x 3.02m (9' 11")

Bedroom 3.45m (11' 4") x 3.32m (10' 11")

Bedroom 3.02m (9' 11") x 2.63m (8' 8")

Bathroom 2.25m (7' 5") x 1.37m (4' 6")





GROUND FLOOR
635 sq.ft. (59.0 sq.m.) approx.



TOTAL FLOOR AREA : 635 sq.ft. (59.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) 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	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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