



12 **£160,000**

10 Rosebery Street Kettering NN16 0RP



Carter Williams
Estate and Letting Agents



Situated just a short distance from the town centre and local amenities, this charming Victorian mid-terrace property is offered to the market with no onward chain. Conveniently located for commuters and perfectly suited to first-time buyers or investors alike, the property offers well-proportioned accommodation across two floors together with a low-maintenance rear garden.

The accommodation is entered via the front door into the welcoming first reception room, currently used as the lounge. This bright space benefits from a window to the front aspect and leads through into the separate dining room, creating an ideal layout for both everyday living and entertaining. The dining room offers useful built-in under stairs storage, access to the staircase rising to the first floor, and a window overlooking the rear aspect. Positioned to the rear of the property is the fitted kitchen, offering a range of wall-mounted and base-level units together with plumbing for white goods. The kitchen also benefits from a side aspect window and a door providing direct access into the rear garden. Externally, the rear garden is designed for low-maintenance living, being predominantly paved in a courtyard style and enclosed by fencing for added privacy. A useful brick-built outbuilding is positioned at the foot of the garden, providing additional storage space. To the first floor, the property offers two well-sized bedrooms. The principal bedroom is located to the front aspect, while the second bedroom overlooks the rear and benefits from fitted over-stairs storage. Completing the accommodation is the family bathroom, fitted with a three-piece suite comprising a bath with shower over, low-level WC, and wash hand basin. The bathroom also includes fitted storage and a rear aspect window.

This attractive period home combines character, convenience, and practicality, making it an excellent opportunity for buyers looking to step onto the property ladder, downsizers seeking a manageable home, or investors searching for a well-located rental property. Early viewing is highly recommended to fully appreciate the accommodation and location on offer.

Council Tax Band: A
EPC Rating: C





Lounge 3.53m (11' 7") x 3.34m (10' 11")

Dining Room 4.56m (15' 0") x 3.53m (11' 7")

Kitchen 3.06m (10' 0") x 2.14m (7' 0")

Bedroom 3.53m (11' 7") x 3.34m (10' 11")

Bedroom 3.72m (12' 2") x 2.65m (8' 8")

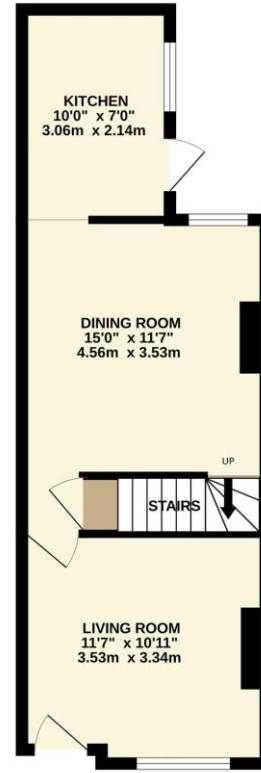
Bathroom 3.06m (10' 0") x 2.14m (7' 0")

Garden





GROUND FLOOR
361 sq.ft. (33.6 sq.m.) approx.



1ST FLOOR
363 sq.ft. (33.7 sq.m.) approx.



TOTAL FLOOR AREA: 724 sq.ft. (67.3 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.
Made with Metropix ©2020

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			91
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		71	
(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		

Selling your property?

Get in touch to arrange your
FREE market appraisal!

- Honest, friendly advice from a hardworking dedicated team
- Regular market updates
- Professional photography
- Floorplans
- Advertising on major property portals
- Exposure on social media
- Excellent local knowledge
- Mortgage advice
- In-house energy performance assessor
- Fantastic customer service

Find out why so many people trust
Carter Williams with their property needs!



60 High Street
Burton Latimer
NN15 5LB
01536 723561
info@carter-williams.co.uk
www.carter-williams.co.uk

