



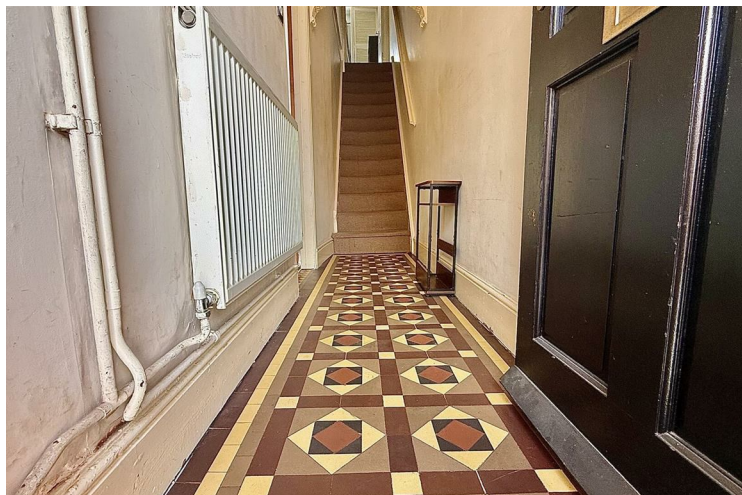
41 TRESHAM STREET KETTERING

£185,000
FREEHOLD

Carter Williams Estate Agents are delighted to present this charming Victorian-style terrace house located on Tresham Street in Kettering. Built in 1900, this delightful property offers a blend of character and modern convenience, making it an ideal choice for first-time buyers or investors alike.

Spanning approximately 936 square feet, the house features a welcoming entrance hall that leads into an open-plan sitting and dining room, perfect for entertaining or relaxing with family. The kitchen is well-appointed, and the downstairs bathroom adds to the practicality of the layout.

On the first floor, you will discover three generously sized bedrooms, providing ample space for rest and relaxation. The property also benefits from double-glazed windows and gas central heating, ensuring comfort throughout the year.



- Victorian terrace charm • Three spacious bedrooms • Open-plan living area • Modern kitchen design • Downstairs family bathroom

Frontage

Small front garden, steps up to hardwood front door into:

Entrance Hall

Textured ceiling, smoke detector, single panelled radiator, stairs to first floor landing, original Victorian tiled flooring:

Sitting Room

Double glazed box window to front elevation, double panelled radiator, wall mounted thermostat control, two wall lights, open fire place with brick built surround tiled hearth with wooden mantle over, fitted carpets open plan to:

Dining Room

Smoke detector, double glazed French doors to rear elevation, double panelled radiator, two wall lights, fitted carpet, doors to:

Kitchen

Wooden panelled ceiling, two three way light fittings, double glazed window to side elevation, stainless steel sink with double drainer with over head mixer tap set in a roll top work surface with matching eye level and base units, complimentary tiling to splash back areas, Integrated four ring electric hob, stainless steel oven, extractor over, space for washing machine and fridge freezer, vinyl flooring door to:

Downstairs Bathroom

Two double glazed obscure windows to rear elevation, single panelled radiator, extractor fan, fitted with a three piece suite to include low level W.C, deep panelled bath with mixer tap and shower attachment over and pedestal wash hand basin, complimentary tiling to splash back areas, ceramic tiled flooring:

First Floor Landing

Access to loft space, smoke detector, fitted carpets , doors to:

Master Bedroom

Textured ceiling, two double glazed windows to front elevation, double panelled radiator, fitted wardrobes with storage over, Shower cubical set in over stair cupboard, fitted carpets:

Bedroom Two

Double glazed window to rear elevation, single panelled radiator, fitted carpets:

Bedroom Three

Textured ceiling, double glazed window to rear elevation, double panelled radiator, cupboard housing combination boiler, fitted carpets:

Rear Garden

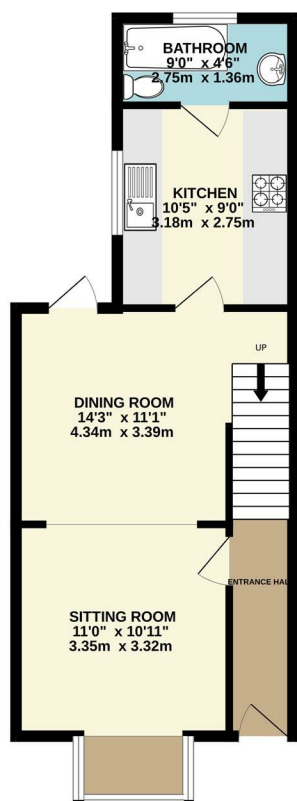
Patio adjacent to french doors, outside cold water tap, gated access, mainly laid to lawn, brick built outbuilding.



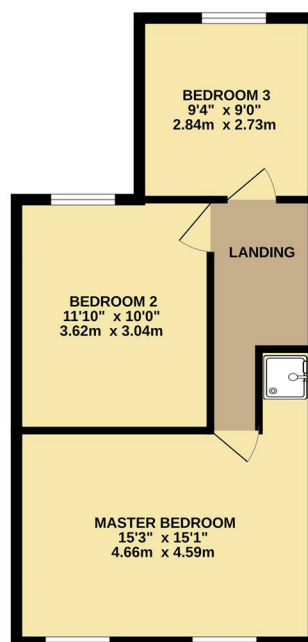
- Enclosed rear garden • Double glazed windows • Gas radiator heating • Close to town centre • Ideal for first-time buyers



GROUND FLOOR
467 sq.ft. (43.4 sq.m.) approx.



1ST FLOOR
431 sq.ft. (40.1 sq.m.) approx.



TOTAL FLOOR AREA: 898 sq.ft. (83.4 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 is given to their operability or efficiency can be given.
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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	

EPC Rating: D Council Tax Band: A

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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