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## Station Road

, Kettering, NN15 7HH

£315,000



### INVESTMENT OPPORTUNITY

Prime Choice are delighted to offer to the market this converted semi-detached property which now consists of three, two bedroom flats, over three floors. Each flat comprises of a good sized lounge, kitchen, two bedrooms and bathroom. The two lower floor flats both benefit from gas central heating with the top floor supplied with electric heating.

All three flats are current tenanted and on AST's.

This property is a definite must for any investor or landlord looking to enhance their portfolio. Annual rental income of £18,300



## Communal Entrance

Enter via large, original wooden door, carpeted flooring, meter box cupboard and stair to upper floors

## Ground Floor Flat

### Lounge

16'x14' (4.88mx4.27m)

Enter via white wooden door, carpeted flooring, original black fireplace, bay original window, radiator

### Bedroom 2

6'x12' (1.83mx3.66m)

White wooden door, carpeted flooring, window, radiator

### Kitchen

7'9x12 (2.36mx3.66m)

Green wall and base units, marble effect work top, white tile splash back, stainless steel sink unit with silver taps, free standing white cooker, original window, tile effect vinyl flooring, space and plumbing for washing machine, radiator

### Lobby area

UPVC back door, boiler, door to cupboard, door to cellar.

### Bathroom

9'7x5'10 (2.92mx1.78m)

Three piece suite consisting of white low level wc,, white wash hand basin, white bath, electric shower, black tile effect vinyl, white tiles surround, original window, radiator

### Bedroom 1

15'x9' (4.57mx2.74m)

Wooden door, carpeted flooring, x2 UPVC windows, radiator

## Middle Floor Flat

### Entrance/Kitchen

Enter via wooden door, recently refurbished, pale grey gloss wall and base units, light wood effect worktop, cream wall tiles, laminate effect vinyl flooring, stainless steel sink unit with mixer tap, space and plumbing for washing machine, boiler, radiator, x2 original windows, brick archway to lounge

### Lounge

12'6x10 (3.81mx3.05m)

Enter through brick archway, carpeted flooring, original window, feature brick fire surround and display shelving, radiator

### Bedroom 1

12'x7'10 (3.66mx2.39m)

Wooden door, carpeted flooring, original window, radiator

### Bathroom

6'x5'8 (1.83mx1.73m)

Three piece suite consisting of white low level wc, white wash hand basin, white bath with shower from taps, white wall tiling, vinyl flooring

### Bedroom 2

7'11x10'8 (2.41mx3.25m)

wooden door, carpeted flooring, original window, build in storage cupboard, radiator

## Top Floor Flat

### Hallway/Kitchen

Enter via wooden door, black tile effect vinyl flooring, wooden wall and base units, free standing white cooker, worktop, white wall tiles

### Bedroom 2

Wooden door, patchwork laminate flooring, original window, radiator(not connected)

### Bedroom 1

Wooden door, carpeted flooring, original window, panel radiator

### Kitchen 2

Wooden wall and base units, beige wall tiles, laminate effect vinyl, stainless steel sink unit with mixer tap, space and plumbing for washing machine

### Lounge

Patchwork laminate flooring, original window, panel radiator, glass fireplace (not working)

### Bathroom

Three piece suite consisting of white low level wc, white wash hand basin, white bath with shower from taps, glass shower screen, white wall tiling, vinyl flooring

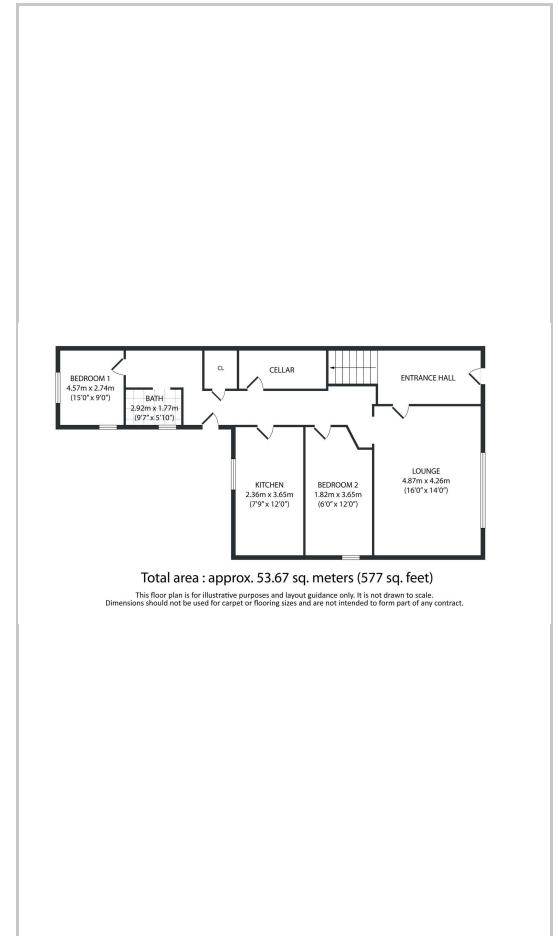
## Disclaimer

1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. These particulars do not constitute part or all of an offer or contract.
3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.
4. Potential buyers are advised to recheck the measurements before committing to any expense.
5. Prime Choice Ltd has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
6. Prime Choice Ltd has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

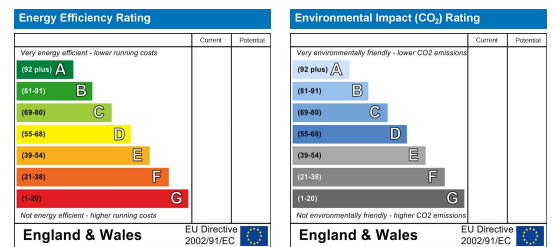
## Area Map



## Floor Plans



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.