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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

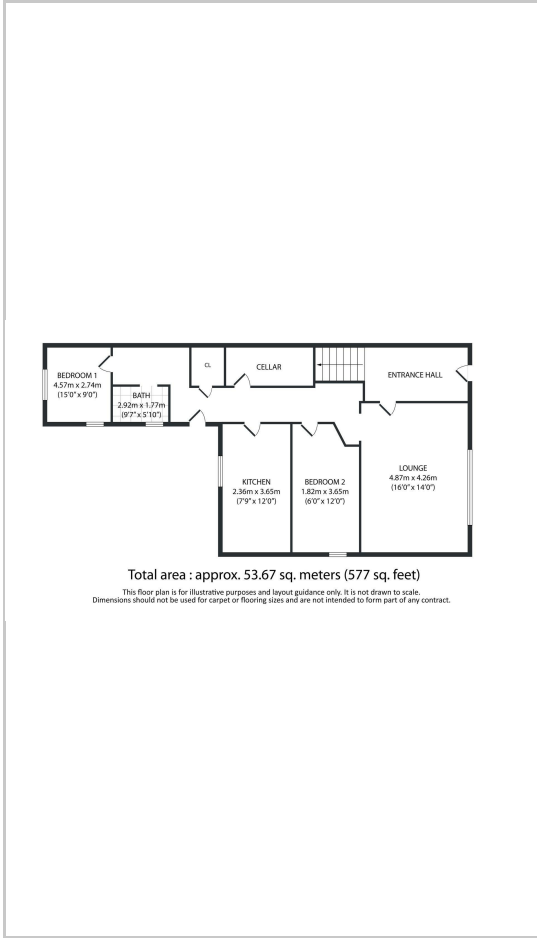
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- 2. These particulars do not constitute part or all of an offer or contract.
- 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.
- 4. Potential buyers are advised to recheck the measurements before 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.

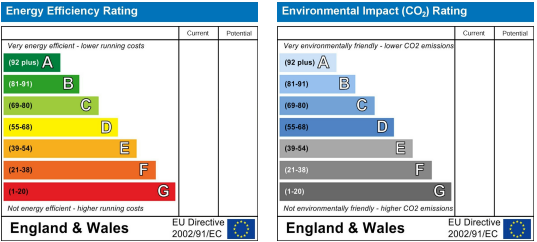
Area Map



Floor Plans



Energy Efficiency Graph



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