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## Canon Street , Kettering, NN16 8RF

**Chain Free £150,000**



Prime Choice Kettering highly recommends this exceptional investment opportunity: two one-bedroom flats on Canon Street, Kettering, offered together at £150,000 with no onward chain.

Positioned within close proximity to Kettering Town Centre and Kettering General Hospital, the properties benefit from strong rental demand and a highly convenient location. Both flats now require renovation, with the ground floor in need of full refurbishment, presenting a superb value-add opportunity. Ideal for investors or developers seeking to enhance capital value and rental yield through refurbishment in a sought-after area.



## Ground Floor Flat

This vacant ground floor flat features:

Lounge: 15'8" x 11'9" (4.78m x 3.58m)  
 Kitchen: 10'2" x 10'1" (3.10m x 3.07m)  
 Bedroom: 11'9" x 10'5" (3.58m x 3.18m)  
 Bathroom: 8'4" x 5'4" (2.54m x 1.63m)

Additional benefits include a small courtyard, electric heating and double glazing.

## First Floor Flat

This first-floor flat is currently tenanted and features:

Lounge: 13'6" x 12'0" (4.11m x 3.66m)  
 Kitchen: 9'9" x 8'5" (2.97m x 2.57m)  
 Bedroom: 9'6" x 8'9" (2.90m x 2.67m)  
 Bathroom: 9'4" x 5'4" (2.84m x 1.63m)

Additional benefits include a small courtyard, double glazing and electric heaters.

## Important Information

The seller is currently seeking advice as whether the block are on separate title deeds or a single deed. Potential buyers may need to consider this if they require a mortgage.

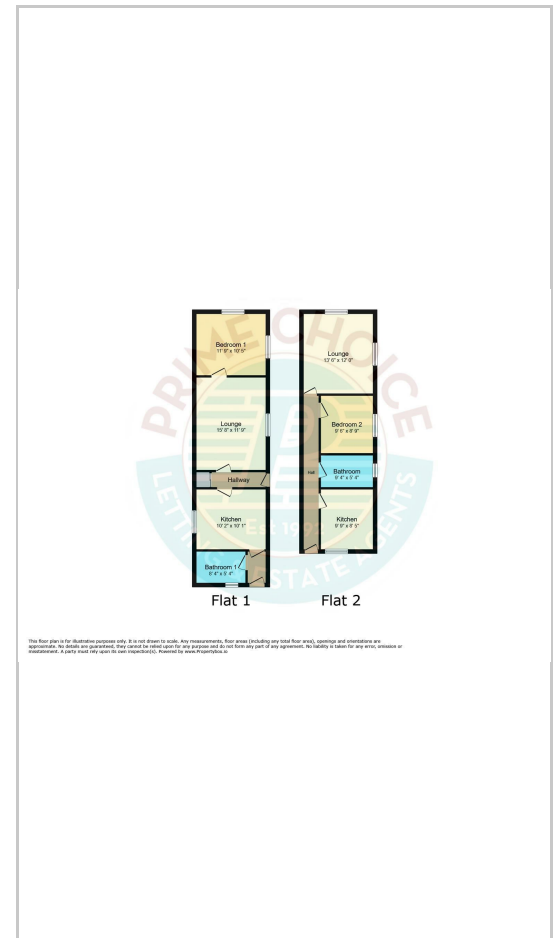
## Disclaimer

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.

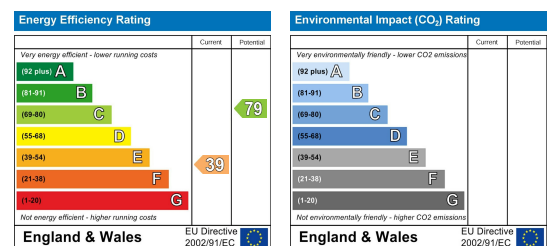
## Area Map



## 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.