



## 44 Windmill Avenue, Kettering NN16 0RB

Guide Price £150,000

**Investment Opportunity: Bay-Fronted End Terrace with Potential**

This generously sized, bay-fronted end of terrace property presents an excellent opportunity for developers or investors seeking a project. Featuring a forecourt and a rear garden, the house is ready for renovation—offering the perfect canvas for improvement at your own pace and to your own specification.

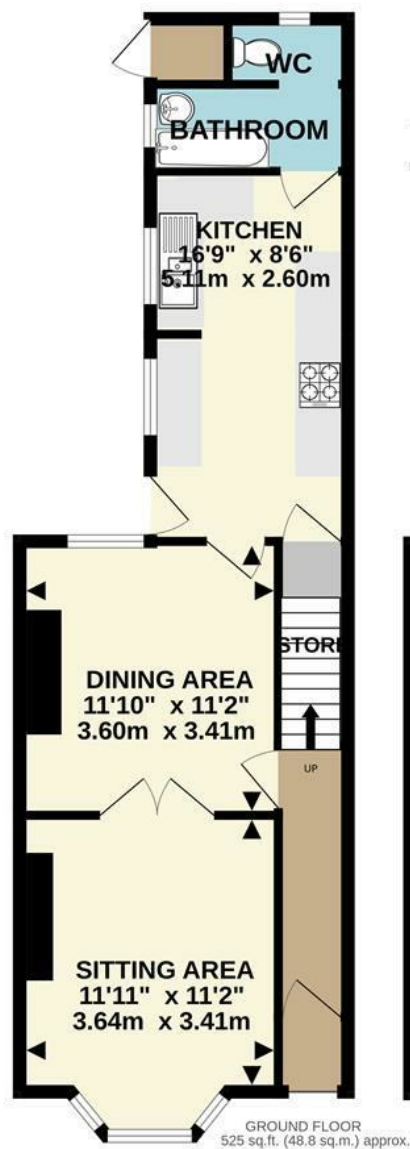
Key features include PVC double glazing and gas-fired radiator central heating. The property was recently tenanted, with heating and services operational prior to the end of the tenancy; however, prospective buyers are encouraged to conduct their own inspections to verify current conditions. Notably, the property has experienced historic structural movement, as evidenced by tie bars through the terrace. A recent insurance claim was assessed by loss adjusters, who confirmed the movement to be historic in nature. Relevant documentation is available for review and can be provided by email upon request.

Offered with no onward chain, this property is ideal for those looking to add value through refurbishment or redevelopment. Early viewing is recommended to appreciate the potential on offer.

**Tenure: Freehold**  
**Energy Rating: D**  
**Council Tax Band: A**

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TOTAL FLOOR AREA : 926 sq.ft. (86.0 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.  
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1ST FLOOR  
401 sq.ft. (37.2 sq.m.) approx.



- Property with potential to renovate
- Bay windowed end terrace close to local shops and on bus route
- Central heating and PVC double glazing
- No onward chain - great potential to create your own requirements

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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Important: We would like to inform prospective purchasers that these sales particulars have been prepared in good faith as a general guide only. A survey has not been carried out, nor the services, appliances and fittings tested. All measurements are approximate; sizes should not be relied upon for furnishing, or any other purposes. Floor plans are for guidance and illustration purposes only and are not to scale. Photos are taken with a wide angle lens. Items shown in the photographs are expressly excluded unless agreed otherwise in writing. If there are any matters likely to affect your decision to buy, please contact us before viewing the property and clarify all matters prior to offer. L786

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