



9 Fir Road, Kettering NN16 0HF

This appealing end of terrace home offers generous living spaces throughout, complemented by PVC double glazing and gas central heating. The ground floor features a welcoming living room with an attractive bow window, a well proportioned kitchen/diner, and a convenient separate WC.

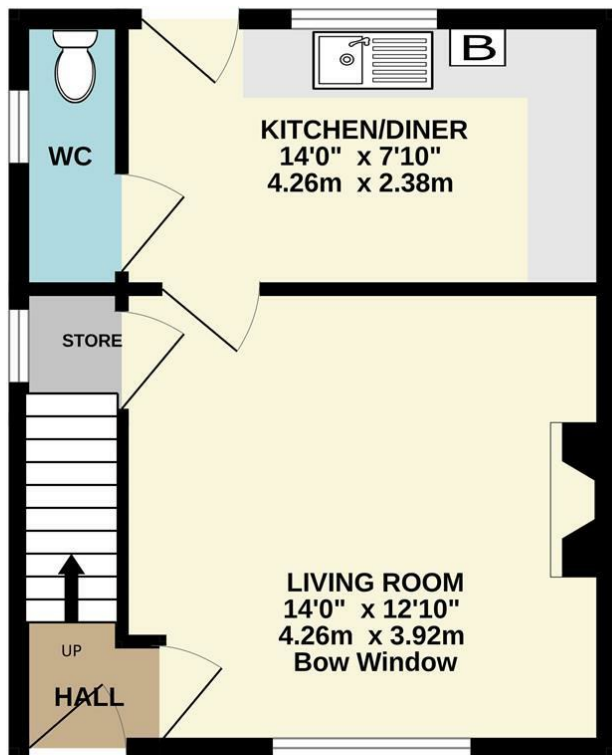
Upstairs, you'll find two spacious double bedrooms along with a large family bathroom. Outside, the front garden may present potential for creating off road parking (subject to the necessary consents). A gated path to the left of the property provides pedestrian access to both the side and rear gardens. Please note, the side garden is not accessible by vehicle.

Situated on the east side of the town centre between St Mary's Road and Linden Avenue, this home is ideally placed for local amenities, approximately a 15 minute walk to the town centre and around 20 minutes to the mainline railway station. No chain.

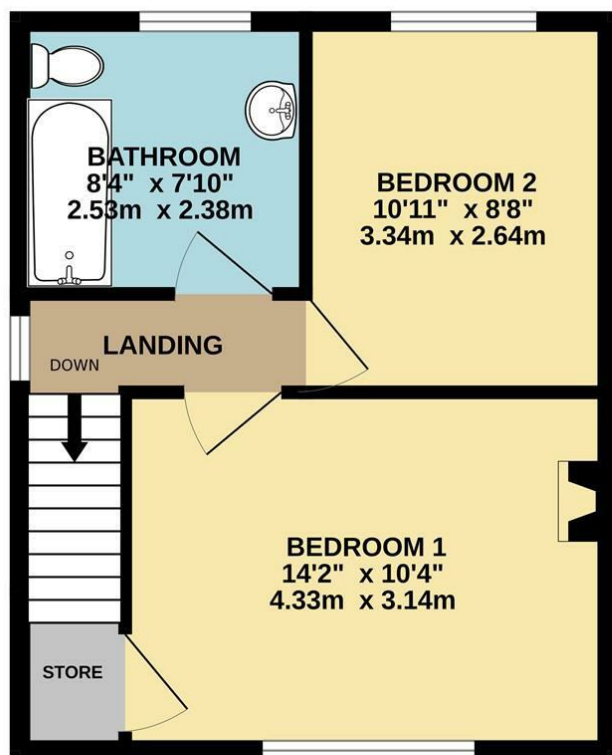
Asking Price £180,000

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

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GROUND FLOOR
347 sq.ft. (32.2 sq.m.) approx.



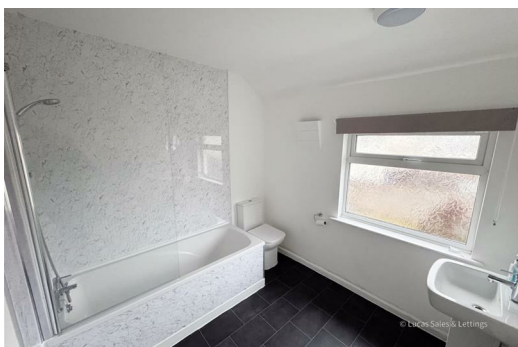
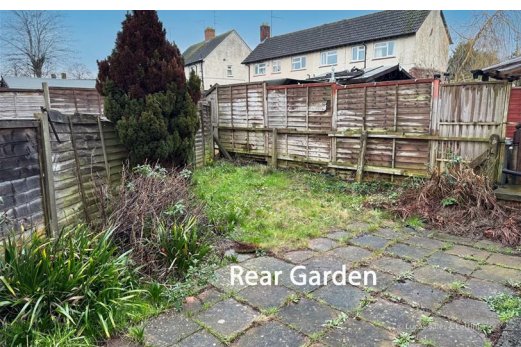
1ST FLOOR
350 sq.ft. (32.5 sq.m.) approx.

TOTAL FLOOR AREA : 696 sq.ft. (64.7 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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- 2 generous sized double bedrooms, spacious bathroom with wc
- Living room with attractive bow window, kitchen diner and ground floor wc
- Front, side and rear gardens
- gas central heating, PVC double glazing
- 15 to 20 minutes walk to town centre and mainline railway station - London St Pancras
- 2 toilets, no chain

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92 plus) A		88
(81-91) B		
(69-80) C		64
(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



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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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