



36 Coniston Road, Kettering NN16 8UL

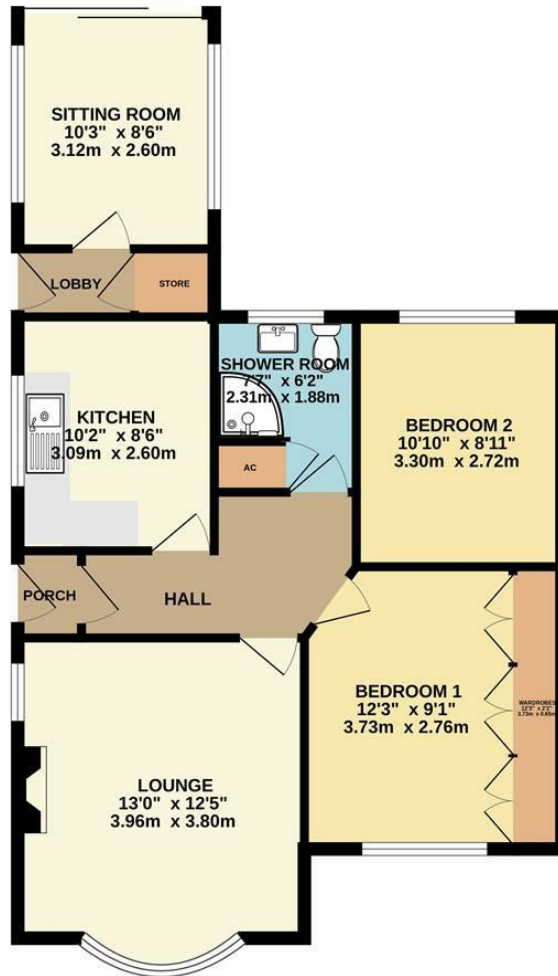
£250,000

A mature bay fronted and EXTENDED two bedroom bungalow set on a good size plot and located in a sought after area with easy access to the Northampton Road, Kettering General Hospital, the town centre and the train station. The property benefits from gas central heating, double glazing and is well presented throughout. The accommodation offers a porch, hall, lounge, kitchen/breakfast room, sitting room overlooking the garden, two bedrooms and shower room/wc. Offered for sale with NO UPWARD CHAIN viewing is recommended.

Tenure: Freehold
Energy Rating: C
Council Tax Band: C

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GROUND FLOOR
708 sq.ft. (65.8 sq.m.) approx.



TOTAL FLOOR AREA: 708 sq.ft. (65.8 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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- No Upward Chain
- Extended Accommodation
- Sought After Location
- Two Bedrooms
- Enclosed Rear Garden
- Driveway And Carport
- Gas Central Heating
- Double Glazed

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