



**HENDERSON  
CONNELLAN**  
ESTATE AGENTS

# Bath Road, Kettering NN16

"Urban Convenience"

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### "Urban Convenience"

This bay fronted terraced property is situated on this desirable and convenient road just a short walk from the town centre, a variety of schools and the mainline railway directly reaching London St Pancras in under an hour. The well-presented interior includes an entrance hall, bay fronted living room with feature fireplace flowing to a dining room, the kitchen is a good size and there is a further versatile downstairs room. Upstairs you will find the bathroom and two double bedrooms. Gas central heating and UPVC double glazed windows complete the interior. Outside there is a walled fore garden and a well kept enclosed rear garden. Easy, convenient living

**Living/ Dining Room** - 7.44m x 3.84m (24'5" x 12'7")

**Kitchen** - 3.18m x 2.41m (10'5" x 7'11")

**Study/Storage** - 3.18m x 1.96m (10'5" x 6'5")

**Bedroom One** - 4.42m x 3.71m (14'6" x 12'2")

**Bedroom Two** - 3.66m x 3m (12'0" x 9'10")

**Bathroom** - 4.37m x 2.41m (14'4" x 7'11")





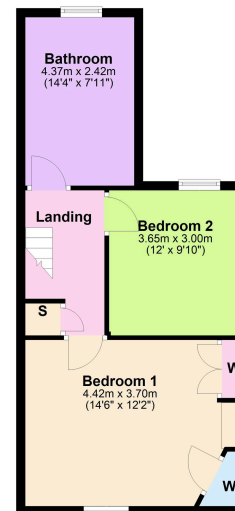
- Terraced House
- Two Double Bedrooms
- Bay Window
- Spacious Rooms
- Garden
- Convenient Location
- EPC RATING: D
- COUNCIL TAX: A

**Ground Floor**  
Approx. 47.4 sq. metres (510.5 sq. feet)



Total area: approx. 92.3 sq. metres (993.8 sq. feet)

**First Floor**  
Approx. 44.9 sq. metres (483.3 sq. feet)



Disclaimer: These particulars do not form part of any offer or contract and should not be relied upon as statements or representations of fact. Any areas, measurements of distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.

15-16 Market Place, Kettering,  
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