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TOTAL FLOOR AREA: 1421 sq ft (132.0 sq m) approx.



70 Clarence Road, Kettering, NN16 8PQ  
£155,000



Style- End Terrace

Location- Town Centre

Parking- Off Road Parking

Offered to the market with no onward chain is this spacious property occupying a corner plot and is perfectly positioned within close proximity to Kettering town centre. The property is an ideal investment opportunity and comprises two reception rooms, kitchen/ breakfast room, two good sized bedrooms, bathroom and a loft space with a separate staircase to access. Externally, the property benefits from a fully enclosed courtyard style garden, off road parking and a brick-built outbuilding, which is fully functional with power and light and so could easily provide versatile office, workshop or salon space.

The property is entered via the porch and opens through into the open plan living/ dining room. Both reception rooms enjoy dual aspect views and extends the full width of the property. The living room flows into the bright and airy dining room, perfect for family entertaining with a feature fireplace as the focal point. The extensive kitchen comprises a range of eye and base level units, integral double oven with space for a range of appliances and a breakfast bar. To complete the ground floor accommodation, you will find a door opening out to the rear garden and a large under-stair cupboard for coats, shoes and domestic storage. To the first floor, you will find two good sized bedrooms and a bathroom. The versatile loft space has the potential to be converted into a third bedroom or an additional reception room.



**Living Room**

13'11" x 11'5" (4.25 x 3.50)

**Dining Room**

20'5" x 12'5" (6.24 x 3.80)

**Kitchen/ Breakfast Room**

17'9" x 7'11" (5.43 x 2.43)

**Master Bedroom**

16'8" x 14'0" (5.10 x 4.29)

**Second Bedroom**

16'6" x 12'0" (5.04 x 3.67)

**Bathroom**

9'11" x 7'10" (3.03 x 2.41)

