



**Gordon Street  
Rothwell  
Kettering  
Northamptonshire  
NN14 6BH**

**Offers in Excess of £175,000**

**bettermove**

# Gordon Street

## Kettering

Bettermove are proud to present this 3 bedroom terraced house in Rothwell available with no forward chain and welcoming cash buyers only.

The property benefits from double glazing, gas central heating throughout and has ample on street parking available nearby. The council tax band is A.

The interior of this beautifully presented property comprises two spacious reception rooms, the fitted kitchen and a snug on the ground floor. The first floor consists of 3 bedrooms and the family bathroom. The exterior boasts a private rear south facing garden, perfect for enjoying the summer months.

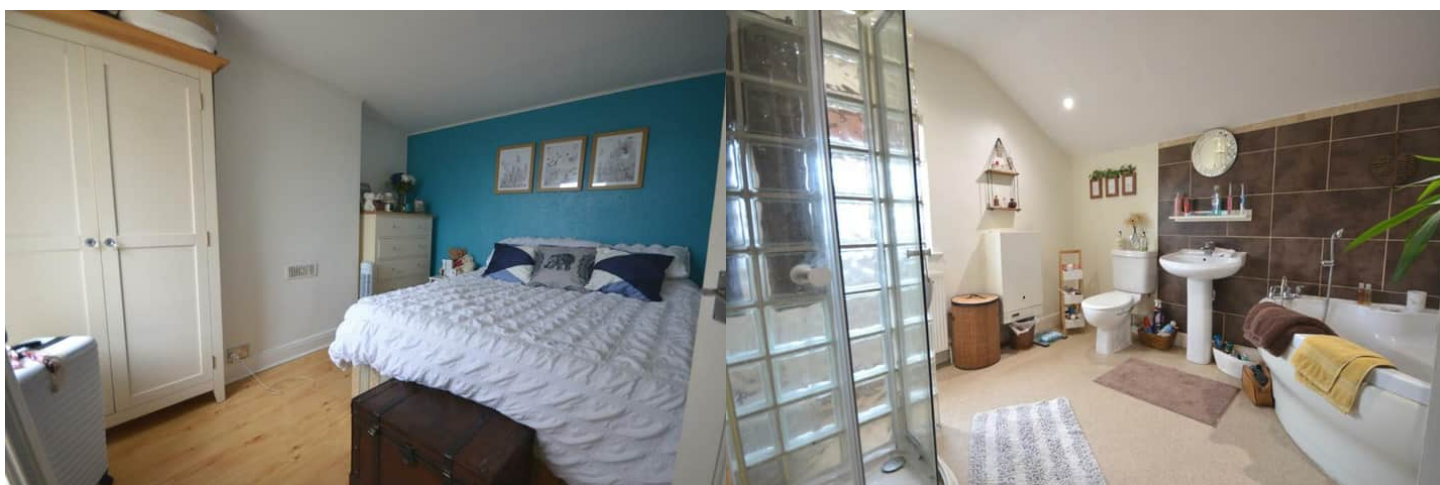
Located in the popular town of Rothwell, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from the A14, the A6 and many local bus routes.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.

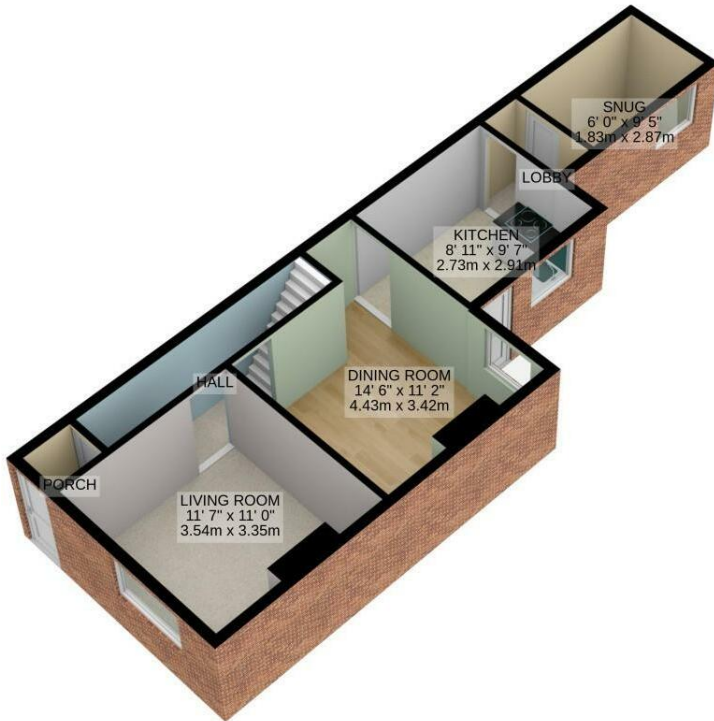
You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.

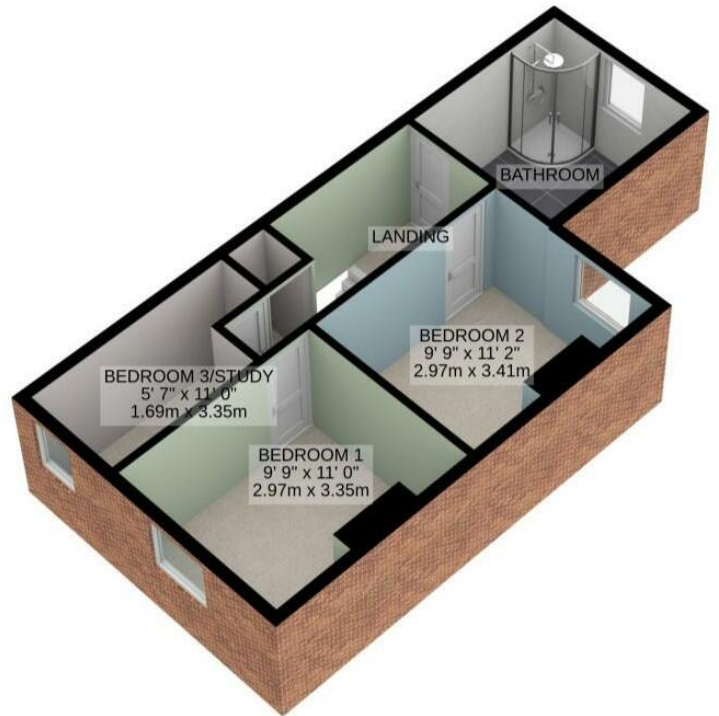
The exclusivity fee is returned to you upon successful completion of the property.



**GROUND FLOOR**  
476 sq.ft. (44.2 sq.m.) approx.



**1ST FLOOR**  
419 sq.ft. (38.9 sq.m.) approx.



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



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