

Whilst every attempt has been made to ensure the accuracy of the floor plan and details 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 have no guarantee as to their operability or efficiency can be given. Floor plan made with Metropix 2014, fixtures and fittings may vary at point of sale.

Measurements are given to the internal face of walls, doors and windows unless otherwise stated. All dimensions are given in metres and feet and inches. The floor 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 have no guarantee as to their operability or efficiency can be given. Floor plan made with Metropix 2014, fixtures and fittings may vary at point of sale.

www.chrisgeorgeestategent.co.uk
Tel: 01536 524475



- Corby
1A SPENCER COURT
CORBY
NORTHAMPTONSHIRE
NN17 1BH
- Thrapston
22 HIGH STREET
THRAPSTON
NORTHAMPTONSHIRE
NN14 4JH
- Rothwell
30 HIGH STREET
ROTHERWELL
NORTHAMPTONSHIRE
NN14 6BQ
- Kettering
12B HORSEMARKET
KETTERING
NORTHAMPTONSHIRE
NN16 0DQ



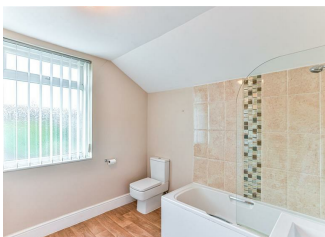
50 Windmill Avenue, Kettering, NN16 0RB
£200,000



Offered onto the market with no onwads chain is this well-presented two-bedroom mid-terrace property that is situated within the heart of Kettering amongst a wide range of amenities. The property itself comprises a bay-fronted living room, a separate dining room, a kitchen with a second dining area, a utility room, a conservatory, a ground-floor WC, two double bedrooms, and a three-piece bathroom. Externally you will find a low-maintenance rear garden that is fully enclosed by timber fencing.

Upon entry, you are welcomed into the hallway, where coats and shoes can be stored, and both reception rooms are accessible. The living room benefits from a large bay window allowing ample natural light to enter the home, whilst the dining room offers double doors leading out to the conservatory where further furniture can be housed. The kitchen is fitted with a range of eye- and base-level units along with space for appliances and further dining furniture. The utility room to the rear of the kitchen offers a secondary preparation and storage space and allows access to the ground floor WC. Completing the ground floor accommodation is the low maintenance rear garden that is predominantly block paved patio. Ascending to the first-floor landing, you are able to access both double bedrooms and the bathroom. The bathroom is fitted with a three-piece suite, including a bathtub with a shower over, a low-level WC, and a wash hand basin.

Council Tax Band: A
EPC Rating: TBC



- Living Room**
12'4" x 11'3" (3.76 x 3.44)
- Dining Room**
11'11" x 11'3" (3.64 x 3.44)
- Dining Area**
8'5" x 6'10" (2.59 x 2.09)
- Kitchen**
8'5" x 6'10" (2.59 x 2.09)
- Utility Room**
8'5" x 4'8" (2.59 x 1.43)
- Lean To**
9'8" x 6'0" (2.97 x 1.84)
- Bedroom One**
14'6" x 12'4" (4.43 x 3.76)
- Bedroom Two**
11'11" x 8'9" (3.64 x 2.68)
- Bathroom**
8'9" x 8'5" (2.67 x 2.59)