

38 Bellway Close  
Kettering  
NN16 9EH

£120,000 offers in excess of



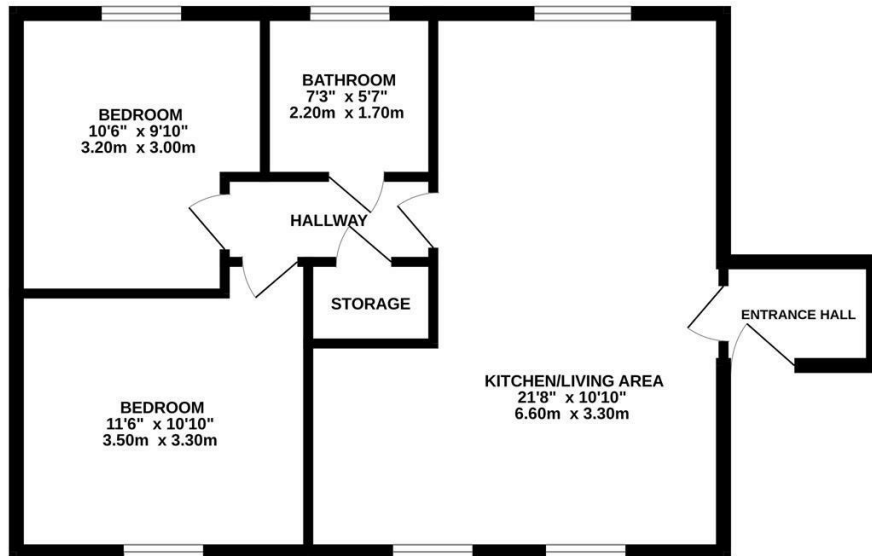
OSCAR JAMES

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# FLOOR PLANS

GROUND FLOOR  
614 sq.ft. (57.0 sq.m.) approx.



TOTAL FLOOR AREA : 614 sq.ft. (57.0 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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## AT A GLANCE...



Large kitchen/diner/lounge



Modern fitted kitchen



Two double bedrooms



Family bathroom



Allocated parking





## WHAT'S GREAT?

Offered to market with NO CHAIN is this large TWO DOUBLE bedroom first floor apartment with allocated parking and is ideally situated for Kettering town centre and the general hospital.

The property itself is accessed via a communal entrance operated by an intercom and upon entering expect to find a very generous living space with large lounge/dining space and kitchen, there are two good size bedrooms and a family bathroom with shower over the bath.

Other benefits include UPVc double glazing, efficient electric heating and water system and updated electrics with EICR pass certificate from 2022.

Outside there is an allocated parking space.

Call sole selling agents Oscar James to make arrangements to view.

...expect excellence





# SELLER'S SECRET

As a long term rental investment this property has worked really well given its location and size. Since moving out of the area myself I have decided the time is right to sell up now, there will be no related purchase hopefully making things as straight forward as possible for a buyer.



*Why we like it....*

This flat is an excellent size, light and bright with good size bedrooms, well worth an internal viewing for those interested.

*To buy or not to buy....*

**OSCAR JAMES**

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