

38 Sussex Road  
Kettering  
Northants  
NN15 6JY

£225,000

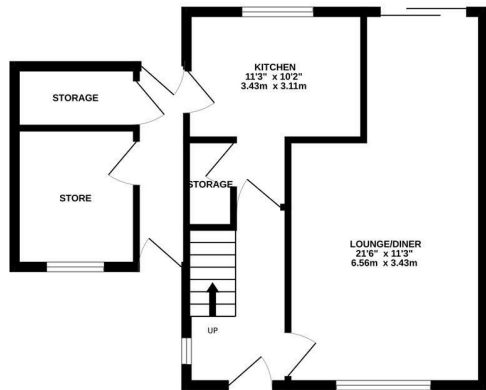


OSCAR JAMES

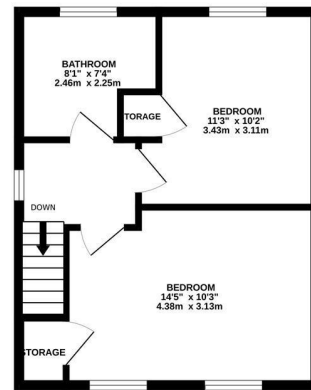
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# FLOOR PLANS

GROUND FLOOR  
482 sq.ft. (44.8 sq.m.) approx.



1ST FLOOR  
368 sq.ft. (34.1 sq.m.) approx.



TOTAL FLOOR AREA : 850 sq.ft. (78.9 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...



Lounge / dining room



Modern fitted kitchen



Two double bedrooms



Modern bathroom suite



Large rear garden



On road parking





## WHAT'S GREAT?

Situated within this popular location is this well presented two-bedroom property. The property has great access to local amenities and road routes and is a short drive to Kettering train station.

The property has been updated to offer airy and stylish living accommodation. There is a good size lounge / dining room leading on to the modern fitted kitchen which offers a selection of built in appliances and great storage space with access to the outside storage barns. From the dining area there are

French doors leading onto the rear garden.

To the first floor there are two well-proportioned bedrooms plus a refitted bathroom suite. Outside to the front is the garden which is mainly laid to lawn and offers side access into the rear garden. The great size rear garden is again mainly laid to lawn with mature trees and shrub areas.

Call sole selling agents Oscar James to book your viewing now.

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# SELLER'S SECRET

The property was a great first time purchase for us. The location also appealed to us with a range of amenities being within walking distance or a short drive way.



## *Why we like it....*

This is a great property situated in a great location. The property benefits from being refurbished and is offered in good decorative order throughout. Ideal first time purchase or investment property.

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

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# OSCAR JAMES

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