

Almond Road  
Kettering  
NN16 9PG

£875 Per Month

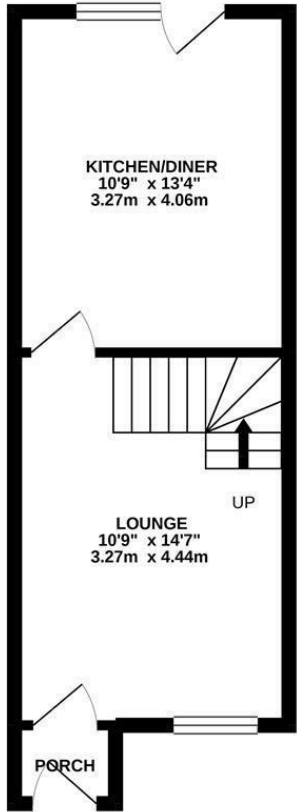


OSCAR JAMES

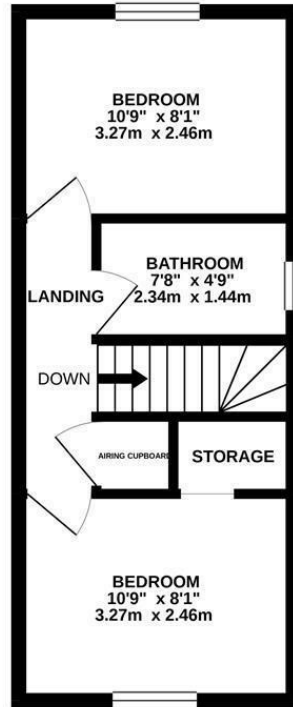
...expect excellence

# FLOOR PLANS

GROUND FLOOR  
311 sq.ft. (28.9 sq.m.) approx.



1ST FLOOR  
288 sq.ft. (26.8 sq.m.) approx.



TOTAL FLOOR AREA: 599 sq.ft. (55.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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...



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# WHAT'S GREAT?

Lovely two bedroom home, close to local amenities and both primary and secondary schools.

The property briefly comprises, lounge kitchen diner and two double bedrooms to the first floor plus the family bathroom with shower over bath.

The rear garden is mostly laid to lawn, giving access to the side of the property and also the single garage with automatic door.

Offered to the market unfurnished and available early August

EPC D  
Council Tax B

...expect excellence



# SELLER'S SECRET



*Why we like it....*

# OSCAR JAMES

1 Newland Street | Kettering | NN16 8JH  
01536 415777  
[www.oscar-james.com](http://www.oscar-james.com)

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

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