

26 Byron Road  
Kettering  
NN16 9JU

£210,000 offers in excess of

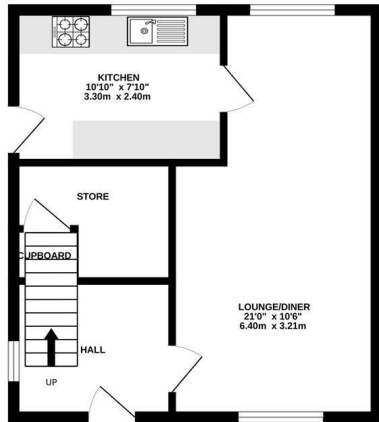


OSCAR JAMES

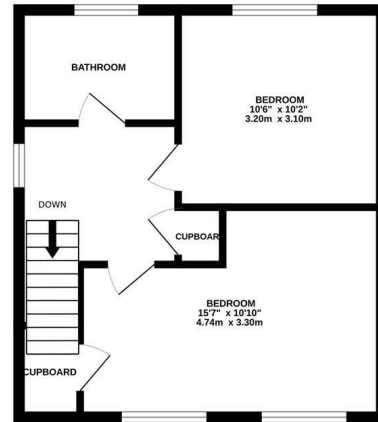
...expect excellence

# FLOOR PLANS

GROUND FLOOR  
393 sq.ft. (36.5 sq.m.) approx.



1ST FLOOR  
393 sq.ft. (36.5 sq.m.) approx.



TOTAL FLOOR AREA : 785 sq.ft. (73.0 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...



Lounge/diner



Modern kitchen



Two double bedrooms



Family bathroom



Generous garden



Off road parking



## WHAT'S GREAT?

Offered to market with NO CHAIN and in good order throughout is this large, TWO DOUBLE bedroom home with OFF ROAD PARKING.

The property is situated at the north end of Kettering with a generous garden and would make an ideal first time buy or rental investment.

In brief the accommodation comprises of an entrance hall, a large bright and airy lounge/diner and fitted kitchen on the ground floor.

To the first floor there is a huge master bedroom with storage cupboard and a second double bedroom as well as a family bathroom.

Outside there are gardens front and rear, the rear garden is an excellent size, secluded and low maintenance, laid to lawn with graveled area and gates to the side. The front has off road parking for two vehicles.

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

...expect excellence



# SELLER'S SECRET

As a very successful rental property I am now at a point where I have decided to sell to move onto new ventures. Hopefully it will work very well for someone new, there will be no onward purchase hopefully making this straight forward for a buyer.



*Why we like it....*

A great prospect for someone new, excellent location and size. A definite must view home.

## OSCAR JAMES

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[www.oscar-james.com](http://www.oscar-james.com)

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

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