

42 Melton Street  
Kettering  
NN16 9DT

£180,000

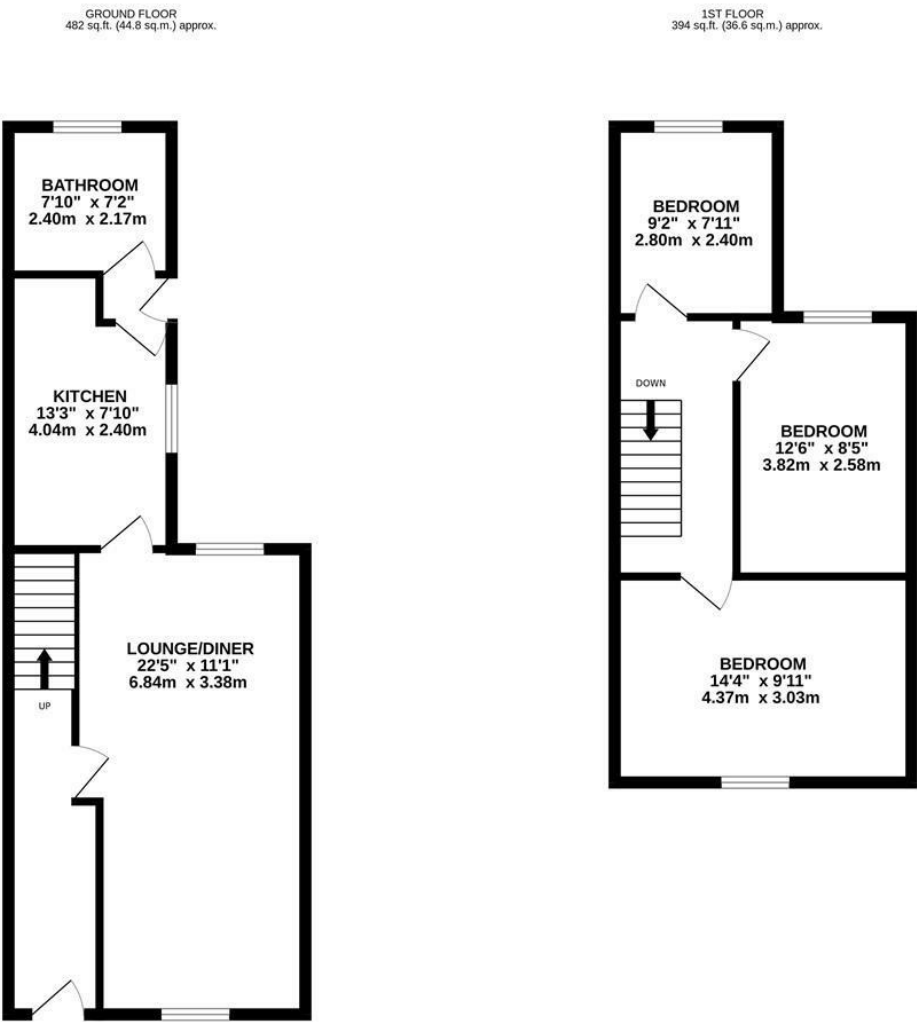


OSCAR JAMES

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# FLOOR PLANS



TOTAL FLOOR AREA : 877 sq.ft. (81.5 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



Three bedrooms



Ground floor bathroom



Good size garden



Single garage and off road parking  
for one vehicle





## WHAT'S GREAT?

A three bedroom mid terrace home situated ideally for Kettering town centre, railway station and general hospital which is offered to market with a **SINGLE GARAGE AND PARKING** as well as **NO CHAIN**.

This home, whilst needing some cosmetic works and a new boiler is a good size and must be viewed to be appreciated.

With the internal accommodation consisting of an entrance hall, lounge/diner, modern fitted kitchen and family bathroom

on the ground floor and three very good size bedrooms on the first floor this property will make an ideal first time buy or rental investment.

Outside, as mentioned the property benefits from a generous size single garage (access via Spencer Street at the rear), a garden which is low maintenance with established trees and shrubs, patio area and gated access.

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

...expect excellence



## SELLER'S SECRET

I have owned this property for many years but the time is right to sell now. To be honest and transparent the boiler has been looked at recently and advice is to replace it hence we have mentioned it with the advertising.



## Why we like it....

Excellent size home with parking and a garage making this a lot better than most terrace houses on the market. Well worth a viewing to appreciate what it has to offer.

# OSCAR JAMES

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To buy or not to buy....

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