

65 St. Peters Avenue  
Kettering  
NN16 0HB

£240,000 offers in excess of



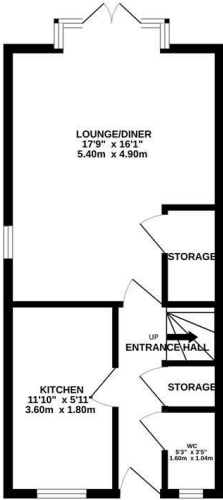
OSCAR JAMES

...expect excellence

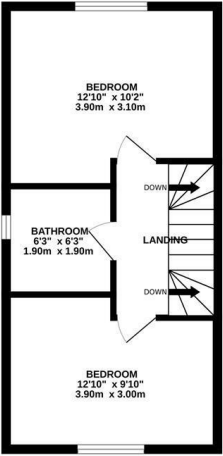


# FLOOR PLANS

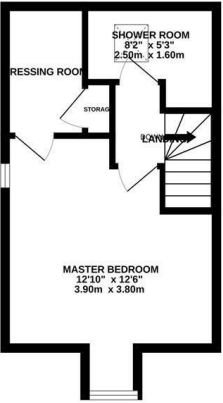
GROUND FLOOR  
377 sq.ft. (35.0 sq.m.) approx.



1ST FLOOR  
364 sq.ft. (33.8 sq.m.) approx.



2ND FLOOR  
291 sq.ft. (27.0 sq.m.) approx.



TOTAL FLOOR AREA : 1032 sq.ft. (95.9 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/diner



Modern fitted kitchen



Three double bedrooms



Family bathroom, ensuite and cloakroom



Courtyard garden and rear garden



Single garage and off road parking



## WHAT'S GREAT?

Situated on one of Kettering's most desirable tree-lined avenues, this spacious three double-bedroom home offers superb living space and an unbeatable location just moments from the town centre and within walking distance to the train station providing access to London in approximately one hour.

Offered to market with NO ONWARD CHAIN this property is generous in size with accommodation consisting of an entrance hall with storage cupboard and cloakroom, kitchen, lounge/diner with storage cupboard and French doors leading out to the

garden on the ground floor, two bedrooms with a bathroom on the first and a well sized master bedroom on the second floor which has a dressing room and ensuite shower room.

Outside there is a courtyard garden, single garage and off road parking to the rear.

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

...expect excellence





# SELLER'S SECRET

As a rental investment things have gone really well with this property over the years, I believe due to its size and location. The time is right for me to sell now hence we are marketing.



## Why we like it....

A good size property in a desirable area which always does well, with the garage and off road parking also we expect good interest so call us asap to avoid missing out.

# 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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