



**39 Hawthorn Avenue, Mawsley, Kettering NN14 1TD**  
**Offers Over £225,000**

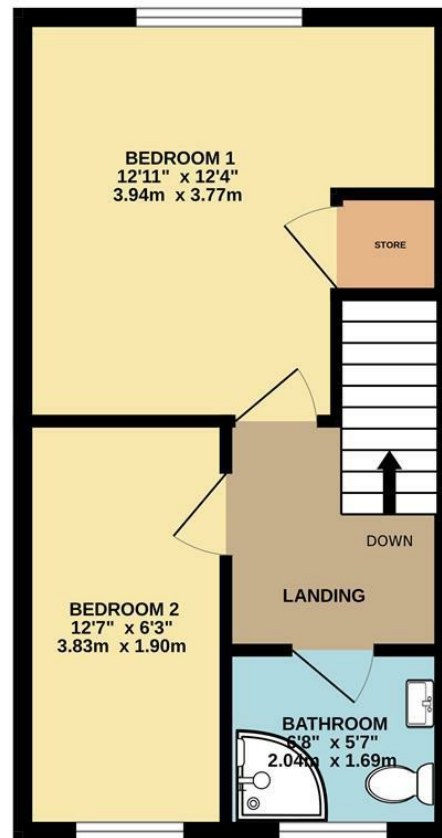
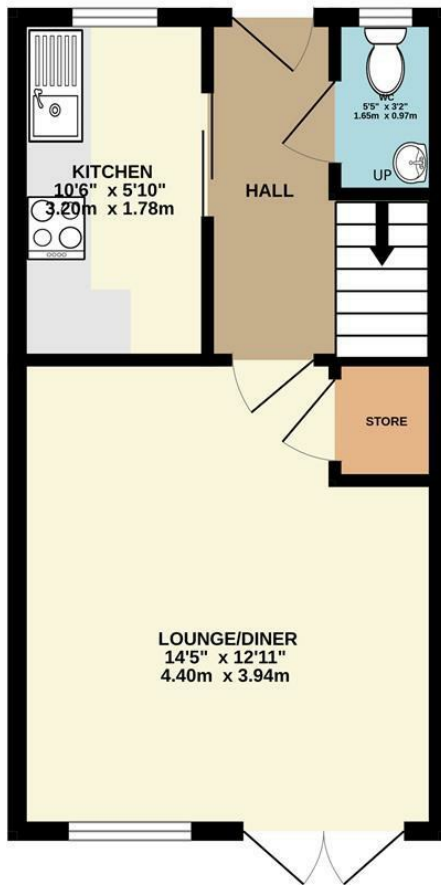
An immaculate two bedroom town house offered for sale with no upward chain located in this sought after village. The property benefits from gas central heating, double glazing, modern kitchen with built in appliances, modern shower room wc and very well presented throughout. The property fronts onto a green and there is an enclosed low maintenance landscaped garden. There is access from the garden to the single garage/workshop. Located for ease of access to all the amenities that Mawsley has to offer which include school, shops, doctors surgery etc. Mawsley is set in the Northamptonshire countryside with the larger towns of Kettering, Wellingborough and Northampton within reach. There is main line rail connection to London St Pancras from nearby Kettering station. Viewing essential.

**Tenure: Freehold**  
**Energy Rating: C**  
**Council Tax Band: B**

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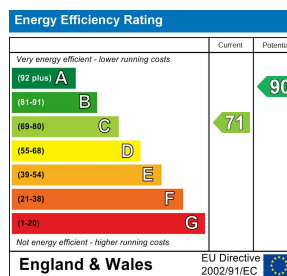
GROUND FLOOR

1ST FLOOR



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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- No Upward Chain
- Two Bedroom
- Garage
- Modern Kitchen And Shower/Wc
- Very Well Presented
- Double Glazed
- Gas Central heating



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Important: We would like to inform prospective purchasers that these sales particulars have been prepared in good faith as a general guide only. A survey has not been carried out, nor the services, appliances and fittings tested. All measurements are approximate; sizes should not be relied upon for furnishing, or any other purposes. Floor plans are for guidance and illustration purposes only and are not to scale. Photos are taken with a wide angle lens. Items shown in the photographs are expressly excluded unless agreed otherwise in writing. If there are any matters likely to affect your decision to buy, please contact us before viewing the property and clarify all matters prior to offer. L786

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