









## welcome to

# The Oval, Kettering

William H Brown welcome to the market this well presented two bedroom terrace house, ideally located in a lovely part of Kettering and in close to local amenities and also offers good access to major transport links, making this property in high demand.













#### **Entrance Hall**

Entered via double glazed door, tiled flooring and understairs storage.

### Lounge

17' 9" x 10' 4" ( 5.41m x 3.15m )

Double glazed windows to front and rear, electric fire place with surrounding, radiator and laminate flooring.

#### Kitchen

11' 3" x 10' 6" ( 3.43m x 3.20m )

Two double glazed windows to rear, double glazed door to rear, tiled floor

## Landing

Doors to W/C, bathroom and both bathrooms. Loft hatch.

#### **Bedroom One**

13' 4" x 11' 6" ( 4.06m x 3.51m )

Double glazed window to rear, radiator and laminate flooring.

#### **Bedroom Two**

11' 4" x 9' 6" ( 3.45m x 2.90m )

Double glazed window to rear, radiator, fitted wardrobes with overhead, laminate flooring.

#### **Bathroom**

10' 7" x 6' (3.23m x 1.83m)

Double glazed window to rear, bath with shower overhead, fully tiled.

#### W/C

Separate toilet with double glazed window to front.

#### **Rear Garden**

Laid to lawn, fence surround, small patio area and side gate for bin access.





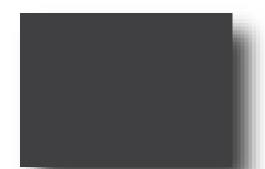
## welcome to

# The Oval, Kettering

- Two Bedroom Terrace
- Off Road Parking for Multiple Cars
- Separate W/C
- Large Garden
- Gas Central Heating

Tenure: Freehold EPC Rating: D

£200,000









Please note the marker reflects the postcode not the actual property





Property Ref: KTG110610 - 0003 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.





01536 518555



Kettering@williamhbrown.co.uk



28 Gold Street, KETTERING, Northamptonshire, NN16 8JE



williamhbrown.co.uk

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.