



Marion Square, Kettering NN16 0PA

welcome to

Marion Square, Kettering

William H Brown welcome to the market this three bedroom family home situated on a generous plot. The property is offered to the market with NO ONWARDS CHAIN.



Entrance Hall

Stairs rising to the first floor landing.

**Bathroom
Lounge/Dining Room**

20' 1" x 11' (6.12m x 3.35m)

Double glazed windows to the front and rear aspects. Radiator.

Kitchen

15' 11" x 9' 3" (4.85m x 2.82m)

Fitted with a range of base units with a work surface over sink with drainer. Double glazed window to the rear aspect. Glazed door to the rear hall.

First Floor Landing

8' 1" x 5' 7" (2.46m x 1.70m)

Double glazed window to the front aspect.

Bedroom One

14' 2" x 9' 1" (4.32m x 2.77m)

Double glazed windows to the rear and side aspects. Storage cupboard. Radiator.

Bedroom Two

11' 1" x 10' 7" (3.38m x 3.23m)

Double glazed window to the rear aspect. Radiator.

Bedroom Three

9' 2" x 7' 1" (2.79m x 2.16m)

Double glazed window to the front aspect. Radiator.

Wc

4' 7" x 2' 5" (1.40m x 0.74m)

Obscure double glazed window to the side aspect.

Low flush w.c.

**Externally
Outbuilding**

Glazed window to the front aspect. Space and plumbing for appliances

Front Garden

A low maintenance front garden enclosed by timber fencing.

Rear Garden

The rear garden has a paved seating area and a lawned garden, enclosed by timber fencing.



view this property online williamhbrown.co.uk/Property/KTG110882



welcome to

Marion Square, Kettering

- NO CHAIN
- Walking distance to town centre and local amenities
- Private rear garden
- Access to local transport links
- Three Bedrooms

Tenure: Freehold EPC Rating: C

£200,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/KTG110882



Property Ref:
KTG110882 - 0002

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.

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.



william h brown



01536 518555



Kettering@williamhbrown.co.uk



28 Gold Street, KETTERING, Northamptonshire,
NN16 8JE



williamhbrown.co.uk