

Mill Road, Kettering NN16 0RF

Not for marketing purposes INTERNAL USE ONLY

welcome to

Mill Road, Kettering

William H Brown welcome to the market this fully tenanted Six bedroom HMO that is within walking distance of the town centre and other local amenities. A fantastic opportunity for investors.

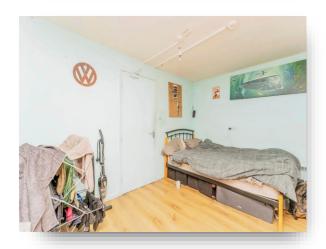












Bedroom One 18' 11" x 13' 1" (5.77m x 3.99m) Window to front aspect, hard flooring

Bedroom Two 11' 2" x 9' 7" (3.40m x 2.92m) Window to rear, hard flooring

Bedroom Three 7' 6" x 16' (2.29m x 4.88m) Window to front, hard flooring, radiator

Bedroom Four 16' 7" x 7' 2" (5.05m x 2.18m) Window to front, hard flooring

Bedroom Five 12' 5" x 10' 2" (3.78m x 3.10m) Hard flooring, door to rear garden

Bedroom Six

Bathroom

Shower cubicle, hard flooring, wc, sink, window to rear

Bathroom Tiled flooring, bath with shower over, WC.sink

Kitchen

15' 1" x 7' 8" (4.60m x 2.34m) Tiled flooring, gas oven, kitchen hob, pantry, base level units, sink with drainer

Kitchen / Utility Room 6' 9" x 6' 8" (2.06m x 2.03m)

Sink with drainer, base & eye level units.

Communal Room

11' 4" x 12' 9" (3.45m x 3.89m) Window to front, carpet flooring.





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Mill Road, Kettering

- Six bedroom HMO
- Tenants in situ
- Communal rear garden
- Great investment opportunity
- Close to local amenities .

Tenure: Freehold EPC Rating: C

£220,000





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Property Ref: KTG110942 - 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.

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