









welcome to

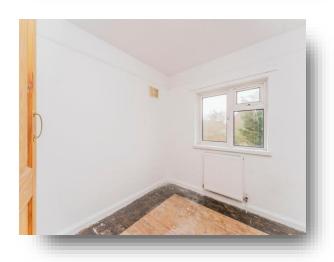
Highfield, Woodford Kettering

William H Brown welcome to the market this three-bedroom semi-detached house, set in a quaint and desirable village of Woodford that offers good access to major transport links, local amenities and a primary school, makes this property in high demand.













Entrance Hall

UPVC door into, radiator and stairs to first floor accommodation.

Lounge

12' 9" x 12' 8" (3.89m x 3.86m)

Double glazing window to the front aspect with radiator under, electric fire with brick style surround, wall and ceiling pendants, fuse box and multiple sockets.

Kitchen

10' 3" x 8' 9" (3.12m x 2.67m)

Double glazed windows to the side, tiled flooring, matching wall and base units with a laminate worktop, stainless steel sink with mixer tap and drainer, space for free standing hob and oven, fridge freezer and washing machine, part tiled splashback and radiator.

Shower Room

5' 8" x 5' (1.73m x 1.52m)

Double glazed window to the side and rear aspect, fully tiled, shower tray and glass screen, mains shower, lino flooring, porcelain sink and pedestal and a toilet with push flush.

Bedroom One

13' 8" x 10' 9" (4.17m x 3.28m)

Double glazed window to the front, built in cupboard and radiator.

Bedroom Two

11' 4" x 9' (3.45m x 2.74m)

Double glazed window to the rear, TV point and two radiators.

Bedroom Three

7' 9" x 7' 5" (2.36m x 2.26m)

Double glazed window to the rear and a radiator.

Front Garden

Mature borders and side access to access the rear.

Rear Garden

Fence surround, laid to lawn, patio area with access to parking.





welcome to

Highfield, Woodford Kettering

- THREE BEDROOM SEMI DETACHED HOUSE
- FRONT AND REAR GARDEN
- KITCHEN / BREAKFAST AREA
- GAS CENTRAL HEATING
- OFF ROAD PARKING

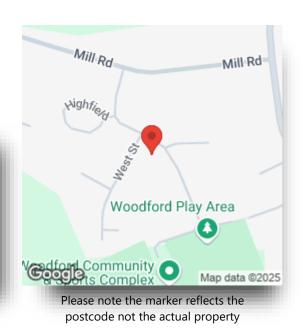
Tenure: Freehold EPC Rating: D

£200,000









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Property Ref: KTG111029 - 0004 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.





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