









welcome to

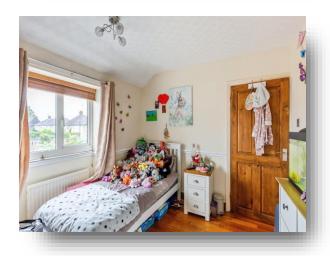
St Marys Road, Kettering

William H Brown welcome to the market, three bedroom semi-detached family home, perfectly positioned on a corner plot on St Mary's Road. This property is conveniently located within walking distance of town centre and a range of local amenities. Internal viewings are highly recommended.













Entrance Hall

Door to front aspect and stairs to first floor.

Lounge

14' 7" x 14' 6" (4.45m x 4.42m)

Double glazed window to the front aspect, gas fireplace, wall lights, radiator, TV and telephone points, laminate flooring.

Kitchen

17' 8" x 7' 9" (5.38m x 2.36m)

A fitted kitchen with a range of wall and base units and work surfaces over. Stainless steel sink/drainer unit, tiled splashback, gas oven with gas hob, plumbing for washing machine, central heating boiler, radiator, door to the rear and double glazed window to rear aspect. Tiled flooring

Landing

Wood flooring, loft hatch, storage cupboards on stairs, up lighter.

Bedroom One

13' 7" x 10' 7" (4.14m x 3.23m)

Double glazed window to front aspect and radiator.

Bedroom Two

11' 1" x 8' 11" (3.38m x 2.72m)

Double glazed window to rear aspect and radiator.

Bedroom Three

7' 1" x 9' 1" (2.16m x 2.77m)

Double glazed window to front aspect and radiator.

Bathroom

Fully tiled bathroom with a three piece suite comprising:- wash hand basin, W.C and bath with shower over. Double glazed window to rear aspect and radiator.

Front Garden

low maintenance rear garden with timber fence surround.





welcome to

St Marys Road, Kettering

- Three Bedrooms
- Corner Plot
- Driveway
- Close to local schools and amenities
- Off Road Parking

Tenure: Freehold EPC Rating: D

Council Tax Band: C

offers over

£210,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/KTG110563



Property Ref: KTG110563 - 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.





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.