









welcome to

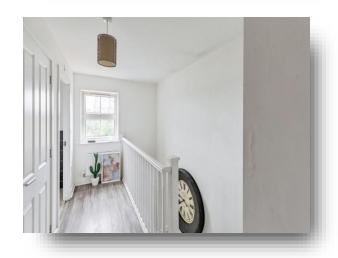
Shortland Road, Kettering

William H Brown welcome to the market this fantastic two-bedroom semi-detached property situated on the highly desirable Westhill development.

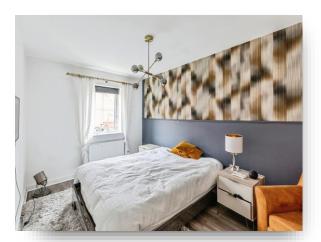












Downstairs W C

Lounge

11' 8" x 15' 11" (3.56m x 4.85m) laminate flooring, radiator, double patio doors to rear garden

Kitchen

11' 11" x 9' (3.63m x 2.74m)

laminate flooring, integrated electric oven, gas hob, kitchen hood, sink with drainer, eye and base level units

Bedroom One

14' 5" x 8' 9" ($4.39m \times 2.67m$) laminate flooring, window to rear, radiator, storage cupboard

Bedroom Two

11' 1" x 6' 11" (3.38m x 2.11m) Window to rear, laminate flooring, radiator

Bathroom

Tiled flooring, bath with shower over, frosted window to rear, WC, sink

Externally

Front

Driveway parking for two vehicles

Rear Garden

artificial turf, patio seating area, timber fence surround





welcome to

Shortland Road, Kettering

- Garden
- Two bedrooms
- Parking
- Sought after location
- Close to amenities

Tenure: Freehold EPC Rating: B

Council Tax Band: B

offers in excess of

£220,000









postcode not the actual property

view this property online williamhbrown.co.uk/Property/KTG111318



Property Ref: KTG111318 - 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.

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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.