









welcome to

Melton Street, Kettering

William H brown welcome to the market this modern and well-presented two bedroom home, ideally located on the popular Melton Street in Kettering. Boasting off road parking and having been renovated throughout by the current owners an internal viewing is highly recommended.













Lounge

15' 2" x 13' 2" (4.62m x 4.01m) Window to the rear, storage and a radiator.

Kitchen

15' 2" x 15' 3" (4.62m x 4.65m)

A range of eye and base level units, electric oven and hard flooring,

Bedroom One

16' 2" \times 13' 2" (4.93m \times 4.01m) Window to the rear, carpet flooring, radiator and stoarge.

Bedroom Two

14' 4" \times 7' 1" ($4.37m \times 2.16m$) Carpet flooring, window to the front and radiator.

Bathroom

Bath with shower over, sink, wc and tiled flooring.





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Melton Street, Kettering

- Parking
- Two double bedrooms
- Close to amenities
- Renovated Throughout
- Private Rear Garden

Tenure: Freehold EPC Rating: C

Council Tax Band: A

£190,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/KTG111408



Property Ref: KTG111408 - 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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