



St. Marys Road, Kettering NN15 7BL

welcome to

St. Marys Road, Kettering

William H Brown welcome to the market this delightful two bedroom property with a substantial garage and driveway parking. This superb property is offered to the market with no onward chain.



Entrance Hall

Hard flooring and radiator.

Lounge

11' 6" x 12' 4" (3.51m x 3.76m)

Window to the front, hard flooring, radiator and fireplace.

Kitchen

16' x 7' 3" (4.88m x 2.21m)

Window and door to the rear aspect. A range of eye and base level units, with space for an oven. Combi boiler and tiled flooring.

Bedroom One

12' 11" x 11' 5" (3.94m x 3.48m)

Window to the front, built in wardrobes and storage cupboard, carpet flooring.

Bedroom Two

9' 11" x 8' 8" (3.02m x 2.64m)

Carpet flooring, window to the rear and radiator.

Front Garden

Gravelled driveway.

Rear Garden

Laid to lawn turf with a patio seating area and double garage.

Parking

Driveway parking and garage,

Outbuilding / Double Garage

19' 5" x 17' 3" (5.92m x 5.26m)

Power points and hard flooring, converted and extended to a double garage / workshop.



view this property online williamhbrown.co.uk/Property/KTG111458



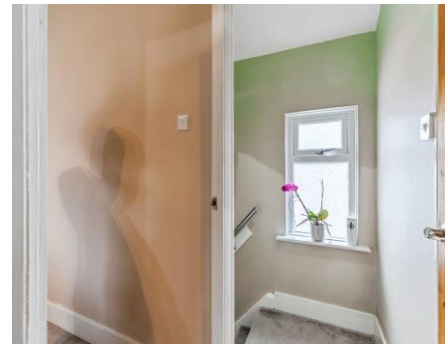
welcome to

St. Marys Road, Kettering

- Garage / Workshop
- Wood Burning Stove
- Driveway
- Off Road Parking
-

Tenure: Freehold EPC Rating: D
Council Tax Band: A

£215,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/KTG111458



Property Ref:
KTG111458 - 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.

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.



william h brown



01536 518555



Kettering@williamhbrown.co.uk



28 Gold Street, KETTERING, Northamptonshire,
NN16 8JE



williamhbrown.co.uk