









welcome to

Cecil Street, Rothwell Kettering

William H Brown are delighted to offer this three bedroom semi detached house with off road parking in Rothwell. The property is situated on a corner plot and is in walking distance of all amenities.













Entrance Hall

Entered via door to the front aspect, stairs leading to first floor landing, door to cupboard, deep skirting throughout and doors leading to:

Lounge

14' 4" x 11' 6" (4.37m x 3.51m)

Two double glazed windows to the front and rear aspects, two radiators, tongue and groove panelling, coving to ceiling and electric fire place with hearth.

Dining Room

11' 11" x 11' (3.63m x 3.35m)

Double glazed bay window to the front aspect, radiator and deep skirting.

Kitchen

11' 8" x 7' 9" (3.56m x 2.36m)

Fitted kitchen comprising white high gloss wall and base units with lighting and work surfaces over, One and a half bowl sink and drainer unit with mixer hose over, tiling to splashback areas, oven with sliding door, induction hob with extractor fan over, integrated fridge/ freezer, plumbing for washing machine, space for tumble dryer, radiator and double glazed window to the rear aspect.

Utility Room

Two double glazed windows to the rear aspect and double glazed door to the rear aspect leading to rear garden.

First Floor Landing

Stairs rising from entrance hall, double glazed window to the front aspect, access to loft space and doors to:

Bedroom One

14' 4" x 10' 9" (4.37m x 3.28m)

Two double glazed windows to the front and rear aspects, radiator and deep skirting.

Bedroom Two

12' 6" x 9' 2" (3.81m x 2.79m)

Two double glazed windows to the front aspect, radiator and deep skirting.

Bedroom Three

8' 1" x 7' 7" (2.46m x 2.31m)

Double glazed window to the side aspect, radiator and deep skirting.

Wet Room

Suite comprising shower with shower curtain, wash hand basin, low level WC and obscure double glazed window to the rear aspect.

Externally

Front

Block paved frontage proving off road parking partly enclosed with low brick walling.

Rear Garden

Mainly laid to lawn with block paved area for seating fully enclosed with timber fencing.





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Cecil Street, Rothwell Kettering

- Semi detached house
- Off road parking
- Three bedrooms
- Wet room
- Garden

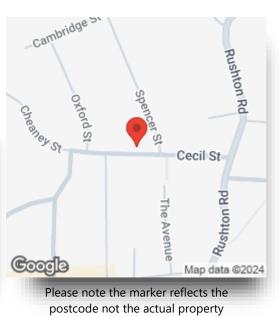
Tenure: Freehold EPC Rating: D

£215,000









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Property Ref: RWL107762 - 0002 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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