

property details **approval form**

12 Cross Street, Rothwell, Kettering, Northamptonshire, NN14 6DD

Date: 03 February 2025

Property Ref and Version: RWL107748 - 0003

selling your home with us!

Not for marketing purposes INTERNAL USE ONLY

>> **let's get your property sold!**

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- | | |
|----------------------|---------------------|
| 1. Price | 5. Room Description |
| 2. Key Features | 6. Property Images |
| 3. Short Description | 7. Floor Plan |
| 4. Long Description | |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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>> **price**

£215,000

Tenure: Freehold

>> **key features**

- > Two double bedroom Victorian terrace
- > Attractive paneling to hallway and staircase
- > Attractive garden
- > Free standing bath and separate shower
- > Log burners to both reception rooms
- > EPC Rating: D

>> **short description**

William H Brown are delighted to offer this two double bedroom Victorian terraced house in Rothwell. This character property has undergone many improvements by the current owners. The property has been re wired, re plastered and has attractive modern paneling. Early viewing a must.

>> **long description**

William H Brown are delighted to offer this two double bedroom Victorian terraced house in Rothwell. This character property has undergone many improvements by the current owners. The property has been re wired, re plastered and has attractive modern paneling to the hallway and staircase. Log burners are in both reception rooms offering a choice of front of house or rear, for your lounge. The bathroom has exposed brickwork to one wall with a free standing bath as well as separate shower cubicle. A utility / boot room with door to low level wc makes for an excellent space for family life.

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>> room description

Entrance Hall

Entered via composite front door, panelled walls, radiator, doors to lounge and dining room.

Lounge

10' 3" x 14' (3.12m x 4.27m)

Double glazed Bay window to front aspect, log burning fire, meter cupboard, deep skirting and radiator.

Dining Room

12' 11" x 10' 11" (3.94m x 3.33m)

Log burning fire with surround, tiled hearth, double glazed window to rear, deep skirting and radiator.

Kitchen

7' 7" x 7' 11" (2.31m x 2.41m)

Range of wall and floor cupboards with work surface over, stainless steel sink, two windows to side, understairs storage/pantry, space for dishwasher, radiator.

Study/Boot Room

11' 4" x 5' 9" (3.45m x 1.75m)

Belfast sink, plumbing for washing machine, storage space and low level WC.

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>> **room description**

Landing

panelled walls, storage cupboard with access to loft space.

Bedroom One

14' 4" x 12' (4.37m x 3.66m)

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

Bedroom Two

13' x 9' 5" (3.96m x 2.87m)

Double glazed window to rear, deep skirting and radiator.

Bathroom

Character exposed brick wall, free standing bath with hand held shower, separate large shower cubicle with rain fall shower, wash hand basin with mixer tap and high gloss cupboard, heated towel rail, obscure double glazed window to rear, low level WC, radiator.

Rear Garden

Decked seating area, lawn, paved seating area, large shed and gated access to alley.

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>> **room description**

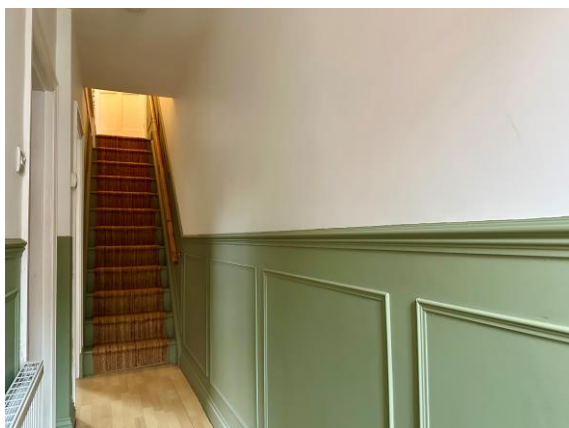
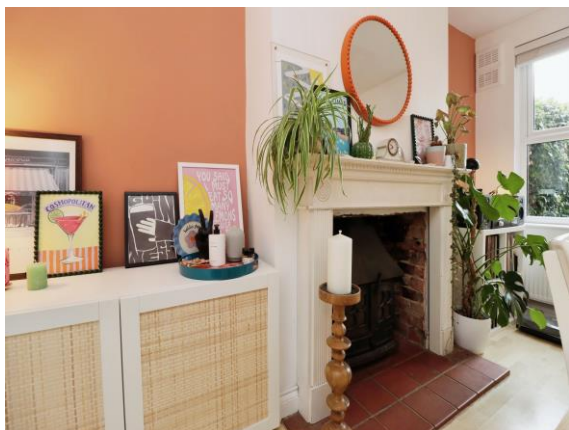
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>> **property images**



Your William H Brown office: 2 Market Hill, Rothwell, KETTERING, Northamptonshire, NN14 6EP
T 01536 418888 **E** rothwell@williamhbrown.co.uk

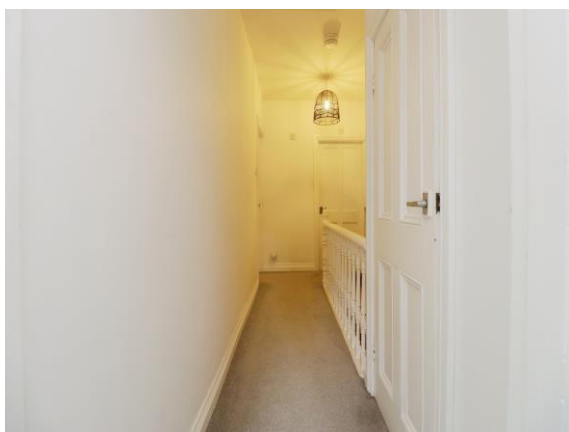
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>> floor plan



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

>> approval

	Signature	Date
Tracey Furey	Tracey Furey	03/02/2025
Mr G. & Mrs Ellie Wiltshire		