

New Street, Rothwell Kettering NN14 6EU







welcome to

New Street, Rothwell Kettering

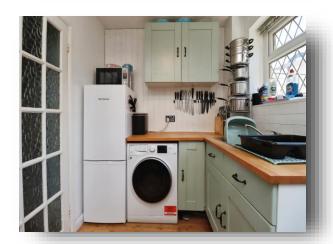
William H Brown are delighted to offer this two bedroom mid terraced property with the added bonus of off road parking on New Street in Rothwell. First floor bathroom and very tidy low maintenance tiered garden this property is an excellent first time buy.













Entrance Hall

Entered via door to the side aspect.

Lounge/ Diner

23' 2" x 11' 7" (7.06m x 3.53m)

Entered via side entrance to double glazed front door, double glazed window to front aspect, two radiators, deep skirting with feature fireplace and surround, understairs cupboard, staircase leading to first floor landing and door to kitchen.

Kitchen

10' 6" x 6' 9" (3.20m x 2.06m)

Fitted kitchen comprising a range of wall and base units with work surface over, stainless steel sink and drainer unit, electric oven with hob and cooker hood over, plumbing for washing machine, space for fridge/ freezer, radiator, double glazed leaded window to rear aspect and double glazed leaded back door to garden.

First Floor Landing

Stairs rising from lounge, double glazed lead window, access to loft space, radiator and doors leading to all rooms.

Bedroom One

15' 5" x 10' 4" (4.70m x 3.15m)

Double glazed lead window to the front aspect, deep skirting, fitted cupboard and shelving, radiator.

Bedroom Two

20' 2" x 7' 11" (6.15m x 2.41m) Double glazed leaded window to the rear aspect, deep skirting and radiator.

Bathroom

Suite comprising bath with shower over, pedestal wash hand basin, low level WC, seating area, deep skirting and two obscure double glazed windows to the rear aspect.

Externally

Rear Garden

Low maintenance tiered over three levels, gravel and seating area, shed and rear gate to parking area, side gate to paved seating area.

Parking

Dropped kerb.





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New Street, Rothwell Kettering

- Off road parking
- Excellent first time buy
- Two double bedrooms
- Close to amenities
- First floor bathroom

Tenure: Freehold EPC Rating: E

offers in excess of

£170,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/RWL107930



Property Ref: RWL107930 - 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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