

# property details **approval form**

5 Gladstone Street, Rothwell, Kettering, Northamptonshire, NN14 6ER

**Date:** 07 May 2025

**Property Ref and Version:** RWL107942 - 0002

# selling your home with us!



## >> **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**

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£165,000

Tenure: Freehold

## >> **key features**

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- > Two bedrooms
- > First floor bathroom
- > Refitted kitchen
- > Nicely presented
- > Brick outbuilding
- > EPC Rating: C

## >> **short description**

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William H Brown are delighted to offer this two bedroom mid terraced house close to all amenities in Rothwell. This house is nicely presented with a re fitted kitchen and first floor re fitted bathroom. Brick outbuilding.

Perfect first time buy.

## >> **long description**

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## >> room description

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### **Entrance Hall**

Entry via half double glazed front door.

### **Lounge**

12' x 10' 10" ( 3.66m x 3.30m )

Double glazed window to front aspect, feature fireplace with coal effect electric fire, built in cupboards, deep skirting.

### **Kitchen / Diner**

11' 8" x 10' 9" ( 3.56m x 3.28m )

Range of stone coloured wall and floors units, stainless steel sink, gas hob with electric oven and extractor over, wood effect work surfaces, space and plumbing for washing machine, combi boiler, walk in pantry / storage cupboard, door to rear garden.

### **Landing**

Two radiators, coat pegs, deep skirting and storage cupboard.

### **Bedroom One**

11' 10" x 10' 10" ( 3.61m x 3.30m )

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

### **Bedroom Two**

10' 9" x 5' 6" ( 3.28m x 1.68m )

Double glazed window to rear, fitted wardrobe, loft access, radiator.

### **Bathroom**

Obscure double glazed window to rear, low level WC, wash hand basin with mixer tap and vanity unit, double shower cubicle.

### **Externally**

#### **Rear Garden**

rear courtyard, brick built outbuilding, brick built WC.

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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



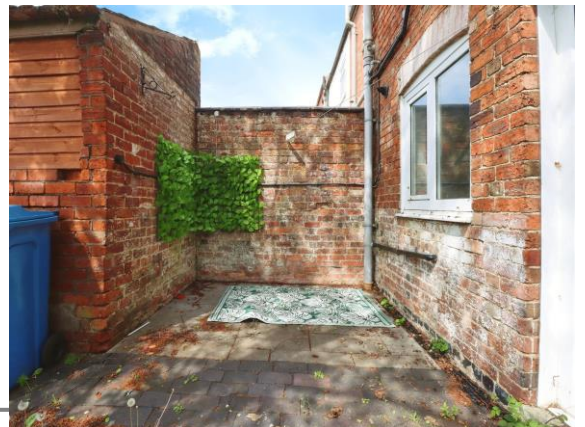
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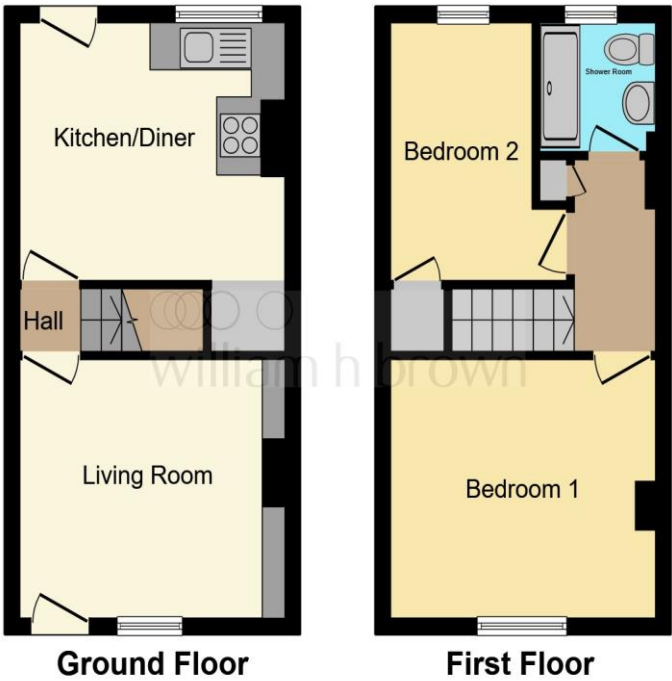




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## >> floor plan



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](http://www.focalagent.com)

## >> approval

	Signature	Date
Tracey Furey		07/05/2025
Mr T. & Mrs Burton		