









welcome to

Evison Road, Rothwell

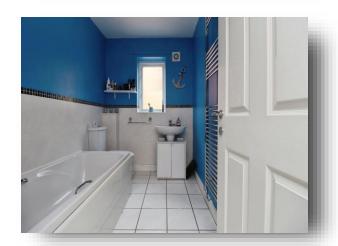
William H Brown are delighted to offer this three bedroom, three storey semi detached house close to all amenities in Rothwell. The accommodation offers downstairs cloakroom, en suite to master bedroom, and french doors opening into the back garden, all at an affordable price. Perfect family home.













Entrance Hall

Entered via wooden door with lead light window to the front aspect, stairs rising to the first floor landing, radiator and doors to all rooms.

Lounge

12' 11" x 10' 8" (3.94m x 3.25m)

Double glazed French doors to the rear aspect, double glazed windows to the side and rear aspect, and two radiators.

Kitchen / Diner

14' 11" x 8' 2" (4.55m x 2.49m)

Fitted kitchen comprising a range of matching wall and base units with work surfaces over, one and a half bowl stainless steel sink and drainer, splash backs, electric oven and gas hob with cooker hood over, plumbing for washing machine and dishwasher, space for fridge/freezer, double glazed bay window to the front aspect and central heating boiler.

First Floor Landing

Double glazed window to the front aspect, stairs rising from the entrance hall, storage cupboard, access to loft space, doors to the bedrooms and bathroom.

Bedroom Two

14' 11" x 9' 3" (4.55m x 2.82m)

Double glazed window to the rear aspect and radiator.

Bedroom Three

10' 1" x 8' 2" (3.07m x 2.49m)

Double glazed window to the front aspect and radiator.

Bathroom

WC, wash hand basin with vanity unit, bath, extractor fan, tiled flooring and heated towel rail.

Second Floor

Bedroom One

Double glazed windows to the front and rear aspect, radiator and door to en suite.

En Suite

Double glazed obscure velux window, WC, wash hand basin, shower cubicle, extractor fan and tiled flooring.

Externally

Front

Courtyard style.

Rear Garden

Mainly laid to lawn, sheltered seating area, shed, raised beds and gated side access.





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- Semi detached house
- Three bedrooms
- En suite to master
- Downstairs cloakroom
- Side access to front

Tenure: Freehold EPC Rating: C

Council Tax Band: C

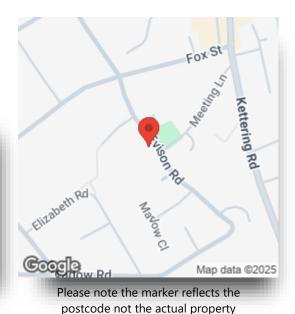
offers in excess of

£240,000









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Property Ref: RWL107988 - 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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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.