

31 Coronation Avenue
Rothwell
NN14 6DG

Offers in excess of £175,000



OSCAR JAMES

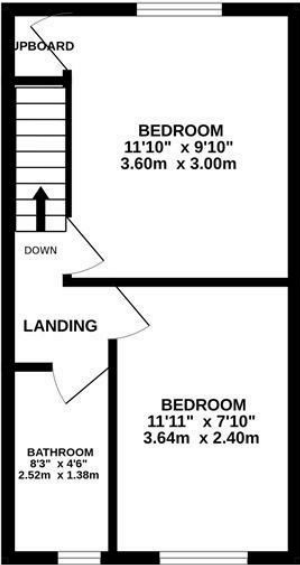
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FLOOR PLANS

GROUND FLOOR
375 sq.ft. (34.8 sq.m.) approx.



1ST FLOOR
295 sq.ft. (27.4 sq.m.) approx.



TOTAL FLOOR AREA : 669 sq.ft. (62.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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AT A GLANCE...



Lounge plus dining room



Fitted kitchen



Two double bedrooms



Three-piece bathroom



Good size garden



Driveway for 3/4 cars



WHAT'S GREAT?

Situated in the market town of Rothwell is this well presented two-bedroom property. Rothwell is steeped in history and offers a range of bars, restaurants and coffee shops as well as a great range of further local amenities. The town also offers great road and rail routes with the Kettering and Market Harborough train stations being a short drive away.

The property is tucked away and set back from the main Glendon Road offering a good degree of privacy. To the front of the property is a great size driveway offering parking for 3/4 cars. The property is accessed from the side courtyard leading into the kitchen to the front of the property. There is a lounge with a separate dining room plus access to the rear garden. To the first floor there are two double bedrooms plus a three-piece bathroom suite. The property also retains some original features to include cast iron fireplaces and

original doors and cupboards. In addition, the property offers gas radiator heating and Upvc double glazing.

The South facing rear garden is a great size and is mainly laid to lawn with a raised wooden decking area.

This is an ideal first-time purchase or investment property which is offered in great condition throughout.

Call sole selling agents Oscar James to book your viewing today.

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SELLER'S SECRET

This has been a great home for us and we have loved living in Rothwell with everything the town has to offer.



Why we like it....

A great property in a great location this property is highly recommended to view to fully appreciate everything it has to offer.

OSCAR JAMES

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To buy or not to buy....
