

BRENNAN

BESPOKE

OFFERS IN EXCESS OF

£200,000

West Avenue

Kettering, NN15 5PQ

PROPERTY SUMMARY

This three double bedroom mid-terraced home is located on West Avenue in Burton Latimer and offers a practical layout with the benefit of off-road parking and a generous rear garden that is ideal for entertaining. Set back from the road, the property features a gravel driveway to the front providing off-road parking, while internally the accommodation is arranged to suit modern day-to-day living with a comfortable lounge and a kitchen/dining room that creates a sociable space for cooking and family meals, supported by a convenient ground floor WC and useful built-in storage. Upstairs, there are three double bedrooms, offering flexible space for families, guests, or home working, along with a family bathroom serving the first floor. Outside, the rear garden is a real highlight spacious and well suited to summer use, with a covered decked entertaining area providing a sheltered spot for outdoor seating and dining, a lawn for children's play or relaxing, and a storage shed for garden equipment and additional practicality.

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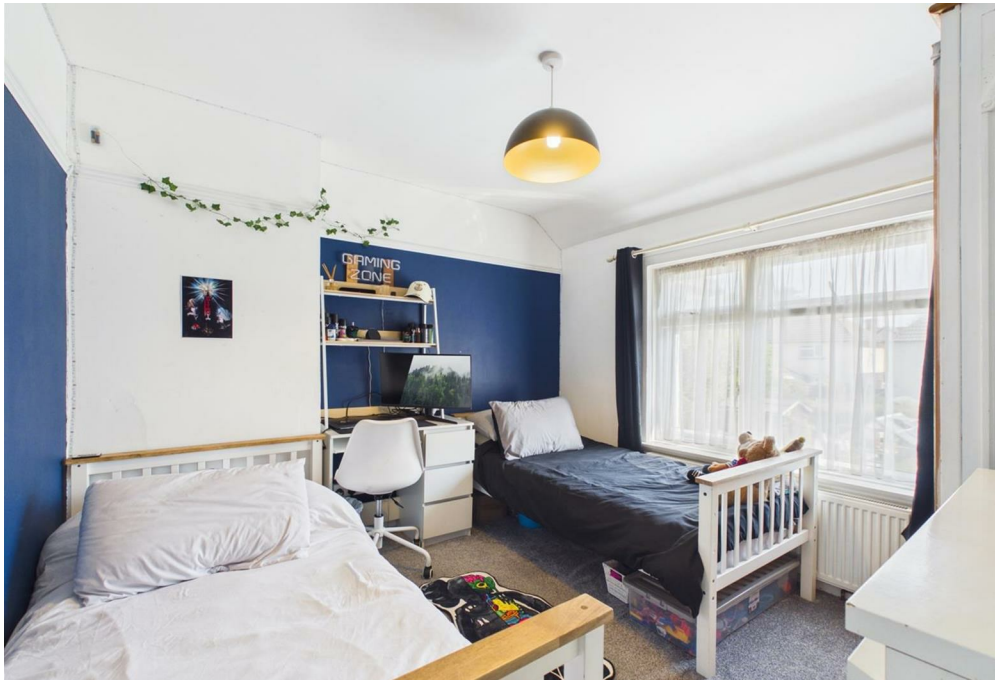


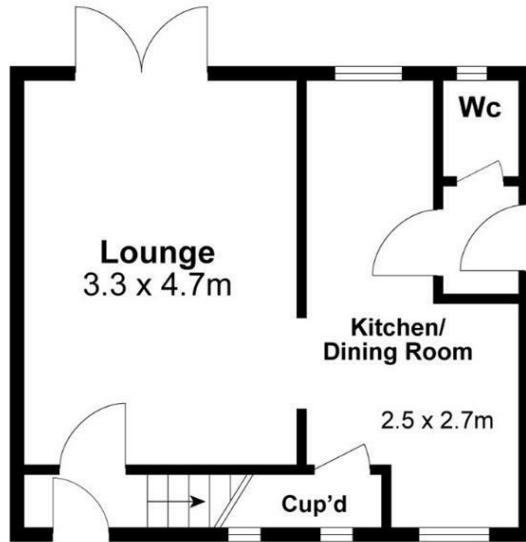
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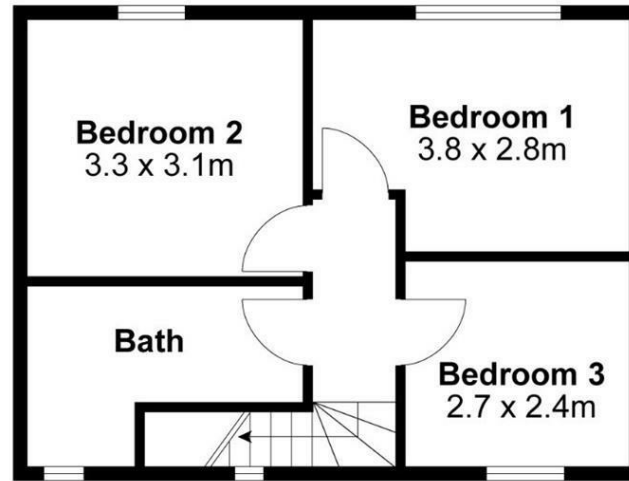
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Ground Floor



First Floor

For identification only not to scale

Internal Area Approx. : 70m²

BRENNAN
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LOCAL AUTHORITY

TENURE
Freehold

COUNCIL TAX BAND
A

VIEWINGS
By prior appointment only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			82
(69-80) C		70	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

BRENNAN
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