



High Hill Avenue, Rothwell Kettering NN14 6BA

welcome to

High Hill Avenue, Rothwell Kettering

William H Brown are delighted to offer this two bedroom semi detached bungalow close to local amenities in the historic market town of Rothwell. The property benefits from off road parking with car port, a wet room and low maintenance garden.

No onward chain.



Entrance Porch

Entry via Double glazed door with ceramic tiled flooring.

Entrance Hall

Double glazed door leading to hall and further doors to all rooms.

Lounge

14' x 11' 11" (4.27m x 3.63m)

Double glazed window to front aspect, feature fireplace with attractive electric fire, radiator.

Kitchen

9' 3" x 11' (2.82m x 3.35m)

Double glazed window to rear, combi boiler, range of wall and floor units with work surface over, electric oven and gas hob with extractor, space and plumbing for washing machine, tumble dryer and fridge, stainless steel sink with mixer tap, radiator.

Landing

Walk in spacious storage cupboard with coat pegs, shelving, electric and power.

Bedroom One

13' 5" x 9' 3" (4.09m x 2.82m)

Double glazed window to front aspect and radiator.

Bedroom Two

10' 11" x 8' 6" (3.33m x 2.59m)

Double glazed french doors to rear garden and radiator.

Wet Room

Obscure double glazed window to rear aspect, low level WC, electric shower, pedestal wash hand basin, fully tiled and radiator.

Externally**Front**

Gravelled stone wall frontage with mature shrubs.

Rear

Low maintenance garden with paved seating and gravelled areas, range of mature trees and shrubs, outside tap and socket, shed.

Driveway

Shared driveway.



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High Hill Avenue, Rothwell Kettering

- Semi detached bungalow
- Off road parking with car port
- Wet room
- Two bedrooms
- Low maintenance garden

Tenure: Freehold EPC Rating: D

Council Tax Band: B

offers in excess of

£230,000



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Property Ref:
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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.

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