



1 Brambleside, Kettering NN16 9BH

Offers Over £225,000

A Super three bedroom semi detached house offered for sale with no upward chain. Located in this very sought after area and set on a good size plot with off road parking and GARAGE. Benefiting from gas central heating, modern fitted kitchen with newly fitted oven and hob, double glazed and very well presented throughout. The accommodation comprises of a side lobby, hall, kitchen, lounge/dining room, landing, three bedrooms and bathroom/wc. There is an enclosed garden to the rear. Located for easy access to many facilities to include schools, shops and open parkland. Kettering town center is within easy reach. Viewing essential.

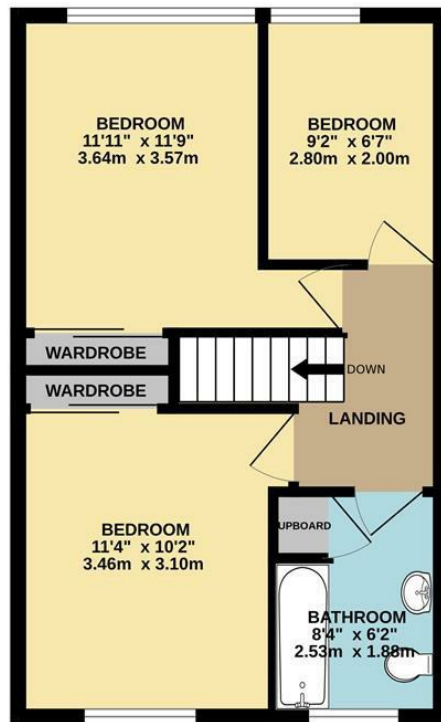
Tenure: Freehold
Energy Rating: C
Council Tax Band: B

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GROUND FLOOR
487 sq.ft. (45.3 sq.m.) approx.



1ST FLOOR
403 sq.ft. (37.5 sq.m.) approx.



TOTAL FLOOR AREA : 891 sq.ft. (82.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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- No Upward Chain
- Three Bedrooms
- Driveway And Garage
- Double Glazed
- Gas Central Heating
- Enclosed Rear Garden
- Super Location
- Fitted Kitchen With Built In Oven And Hob
- Well Presented

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	76
(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	



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Important: We would like to inform prospective purchasers that these sales particulars have been prepared in good faith as a general guide only. A survey has not been carried out, nor the services, appliances and fittings tested. All measurements are approximate; sizes should not be relied upon for furnishing, or any other purposes. Floor plans are for guidance and illustration purposes only and are not to scale. Photos are taken with a wide angle lens. Items shown in the photographs are expressly excluded unless agreed otherwise in writing. If there are any matters likely to affect your decision to buy, please contact us before viewing the property and clarify all matters prior to offer. L786

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