



Beatrice Road, Kettering NN16 9QS

welcome to

Beatrice Road, Kettering

William H Brown welcome to the market this beautiful dormer bungalow situated in the popular Beatrice Avenue area.

Entrance Hall

Double glazed door to the front and radiator.

Lounge

Double glazed french doors to the conservatory, radiator, electric fire,

Dining Room

Double glazed bay window to the front and double glazed window to the side. Radiator.

Kitchen

Two double glazed windows to the side and a double glazed door. A range of wall and base units, gas hob, electric oven and extractor fan. Stainless steel round sink with drainer, plumbing for dishwasher and walk in storage cupboard.

Utility Room

Plumbing for washing machine and double glazed window to the side.

Conservatory

UPVC and brick with french doors to the side.

Shower Room (downstairs)

Fully tiled with a corner shower cubicle, hand wash basin and radiator. Double glazed window to the side,

Bedroom One (dormer)

Built in storage (height restriction), double glazed sky light, radiator, loft access and door to the en-suite.

En- Suite

Fully tiled with WC and hand wash basin.

Bedroom Two (downstairs)

Double glazed bay window to the front, double glazed window to the side and radiator.

Bedroom Three (downstairs)

Double glazed window to the rear and side, radiator.

Bathroom

Double glazed window to the rear and radiator, part tiled, bath with shower over, WC and hand wash basin.

Front Garden

Driveway for two cars.

Rear Garden

Laid to lawn with patio area, shed, tap, shrubs, flowers and two cherry trees.





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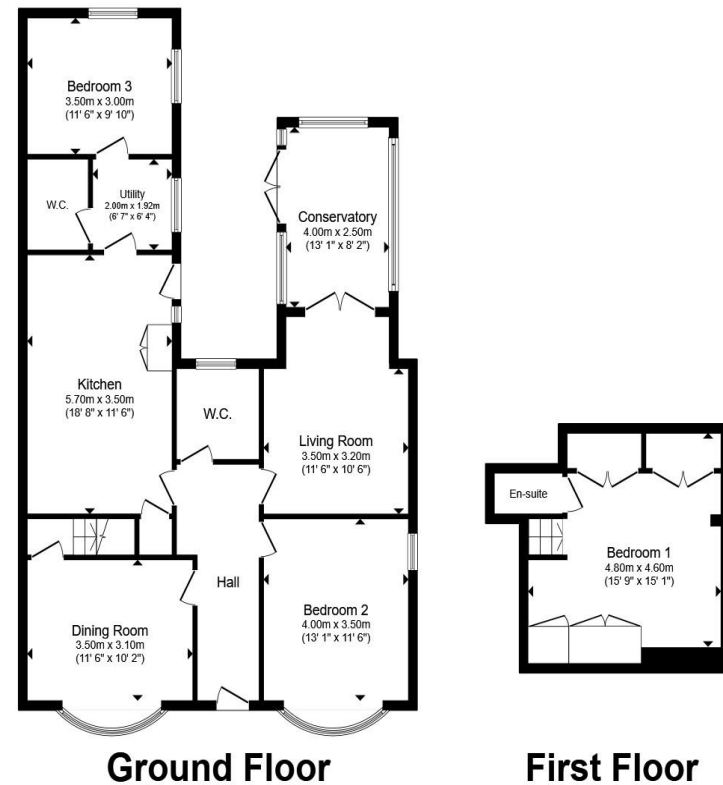
welcome to

Beatrice Road, Kettering

- Three - Four bedroom
- Dorma bungalow
- Off road parking
- En-suite
- Modern kitchen and utility

Tenure: Freehold EPC Rating: D
Council Tax Band: D

£355,000



Total floor area 133.1 m² (1,433 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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Property Ref:
KTG111655 - 0006

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.


william h brown



01536 518555



Kettering@williamhbrown.co.uk



28 Gold Street, KETTERING, Northamptonshire,
NN16 8JE



williamhbrown.co.uk