

47a Grafton Street  
Kettering  
NN16 9DF

£170,000

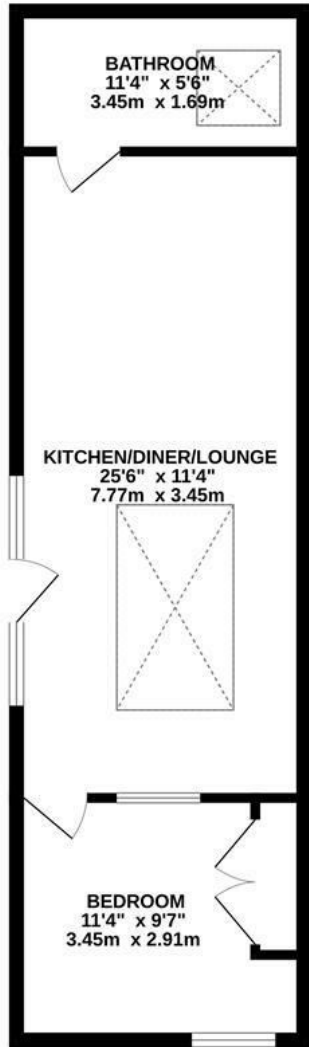


OSCAR JAMES

...expect excellence

# FLOOR PLANS

GROUND FLOOR  
459 sq.ft. (42.7 sq.m.) approx.



TOTAL FLOOR AREA : 459 sq.ft. (42.7 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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## AT A GLANCE...



Open plan living space



Stunning kitchen with integrated appliances



One double bedroom



Fabulous bathroom



Courtyard garden



On street parking



## WHAT'S GREAT?

If you are looking for something unique, unusual, contemporary and stunning.. this is the property for you!! It is absolutely OUTSTANDING!

With exceptional presentation, fittings and fixtures this one double bedroom home would make a fantastic rental, air bnb or first time buy.

A secure entrance door leads down to a private courtyard garden with storage cupboard (that has power connected), the accommodation itself consists of an incredible living space with lounge and dining area with kitchen, a double bedroom and sensational bathroom all have the wow factor.

Key features include, under floor heating to the living space and bathroom, numerous feature lights throughout, integrated appliances including fridge/freezer, dishwasher, oven, microwave, induction hob and washing machine, Velux windows to the vaulted ceiling, quality flooring, UPVc double glazing with composite front door, freestanding bath and rain head shower.

This property must be viewed to appreciate its style and presentation, call sole agents Oscar James Kettering to make arrangements to view.

...expect excellence



# SELLER'S SECRET

This was the perfect buy for me, needed to work, was something different and in a great location close to all the amenities within Kettering. Time to move on now hence I have come to market.



*Why we like it....*

We love this!! Cannot wait to show prospective purchasers around this one... fully expect very strong interest.

## OSCAR JAMES

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*To buy or not to buy....*

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