

9 Edinburgh Road
Kettering
NN16 8NZ

£170,000 offers in excess of

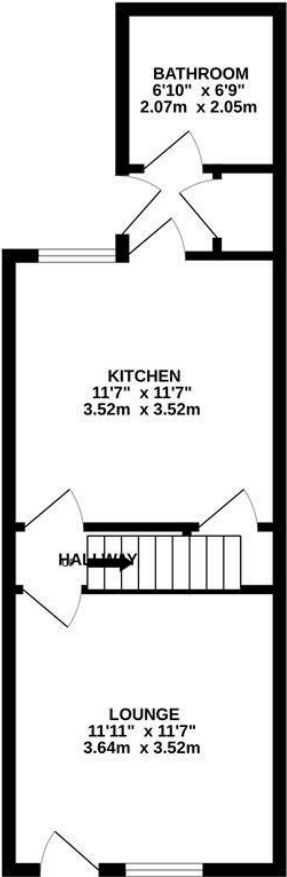


OSCAR JAMES

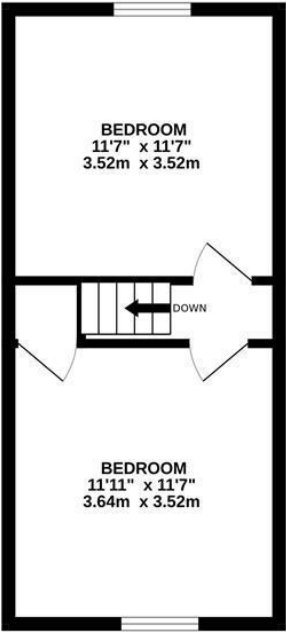
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FLOOR PLANS

GROUND FLOOR
373 sq.ft. (34.7 sq.m.) approx.



1ST FLOOR
303 sq.ft. (28.1 sq.m.) approx.



TOTAL FLOOR AREA : 676 sq.ft. (62.8 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...



Lounge



Modern fitted kitchen/diner



Two double bedrooms



Family bathroom with shower over the bath



Superb garden with outhouse



On street parking



WHAT'S GREAT?

A fabulous two double bedroom mid terrace home which really should be viewed internally to appreciate all it has to offer.

Situated within easy distance to local shops, public house and schooling this would make an ideal first time buy or rental investment.

The accommodation comprises of an entrance hall, lounge, kitchen/diner with storage cupboard and space for fridge/freezer and tumble dryer, plumbing for washing machine and slimline dishwasher with built in electric oven, gas hob and extractor over, a

bathroom and additional storage cupboard complete the ground floor. To the first floor expect to find two double bedrooms, one of which benefits from another storage cupboard.

Outside the rear garden is delightful, a good size, secluded and enclosed by retaining timber fencing, flower and shrub borders create a space for planting and colour with a patio area and finally a superb outhouse conversion provides a fabulous space currently set up as a bar for entertaining family and friends.

Call sole selling agents Oscar James Kettering to make arrangements to view.

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SELLER'S SECRET

We have decided the time is right to sell and move on, we have our eye on one or two bungalows that would hopefully suit us once sold.



Why we like it....

A really lovely home, better than a lot on the market currently and certainly worth a viewing to see in person.

OSCAR JAMES

1 Newland Street | Kettering | NN16 8JH
01536 415777
www.oscar-james.com

To buy or not to buy....
