8 Rushton Road Rothwell NN14 6HF

#### Offers based on £170,000



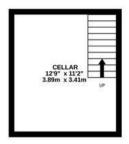


# OSCAR JAMES

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### FLOOR PLANS

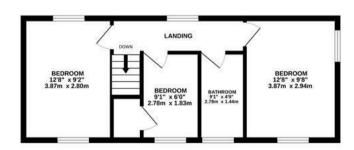
BASEMENT 143 sq.ft. (13.3 sq.m.) approx.



GROUND FLOOR 415 sq.ft. (38.6 sq.m.) appro



1ST FLOOR 415 sq.h. (38.6 sq.m.) approx.



#### TOTAL FLOOR AREA: 973 sq.ft. (90.4 sq.m.) approx.

Whilst every alterngt has been made to ensure the accuracy of the floorplant contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, prospective purchaser. The accuracy prospective purchaser. The service, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Meropic x2024.



#### AT A GLANCE...



Lounge/diner



Refitted kitchen



Three bedrooms



Family bathroom



Generous garden



Off road parking



### WHAT'S GREAT?

#### \*\*\*\* CASH BUYERS ONLY -PRICED TO SELL \*\*\*\*\*

An unusual and charming property offered to market with NO CHAIN situated in the heart of the popular market town of Rothwell which has an To the first floor there are three good size bedrooms and a family abundance of shops, eateries, restaurants and bars.

The property itself is DETACHED and sits on an individual plot with hard standing directly in front providing parking.

In brief, internally the accommodation comprises of an entrance hall with storage, a refitted kitchen with flagstone tiled flooring, storage, work top side, mainly laid to lawn with established trees and shrubs. space, gas hob and electric integrated oven and a large, open and bright lounge/diner with feature fireplace and French doors leading to the

garden.

bathroom with shower over the bath completes this floor.

Other features include some fireplaces, character radiators, high ceilings and plenty of natural light in all rooms, finally, also expect to find a cellar.

Outside the garden is a very generous size and has gated access to the

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

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#### SELLER'S SECRET

Having been rented out for many years we find ourselves in the position of deciding to let it go and sell it. There will be no onward chain hopefully making things as straight forward as possible.





### Why we like it....

A super prospect, quirky and unusual in an ideal position within easy walking distance of the Rothwell centre with all it has to offer. A must view home, call us asap!

## OSCAR JAMES

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

To	buy	or	not	to	buy
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