

71 Buccleuch Street  
Kettering  
NN16 9EE

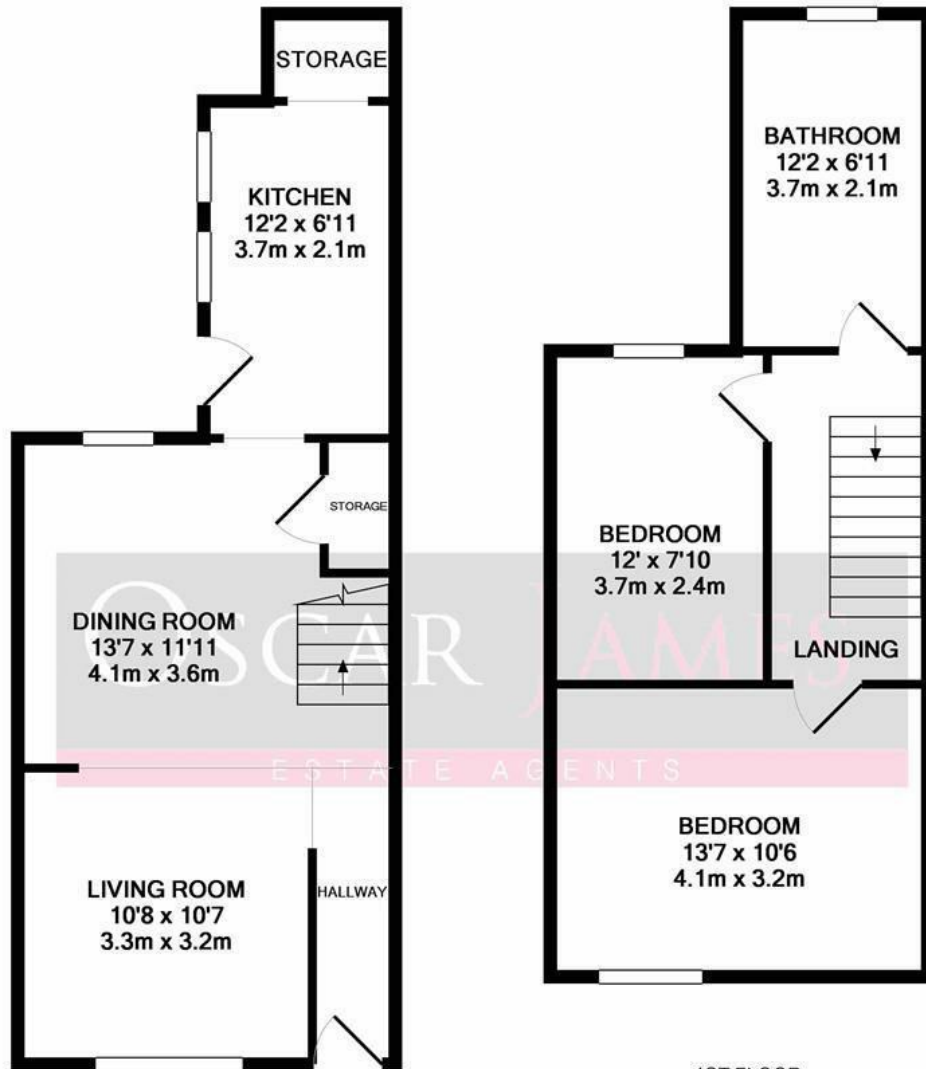
£190,000 offers in excess of



OSCAR JAMES

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# FLOOR PLANS



GROUND FLOOR  
APPROX. FLOOR  
AREA 404 SQ.FT.  
(37.6 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 390 SQ.FT.  
(36.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 794 SQ.FT. (73.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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/diner



Refitted kitchen



Two double bedrooms



Refitted bathroom



Secluded garden



On street parking



## WHAT'S GREAT?

An immaculate two bedroom home situated close to the Kettering town centre and general hospital which must be viewed to appreciate its size and condition.

Outside to the front there is a courtyard garden and a secluded rear garden, low maintenance with patio area and shed.

With an entrance hallway leading to a bright, large and airy lounge/diner, a very good size refitted kitchen with pantry store cupboard on the ground floor and to the first floor a stunning refitted bathroom with roll top bath with shower over and vanity sink unit and two large double bedrooms this property will make a fabulous home for someone new.

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

...expect excellence



# SELLER'S SECRET

We love our home and it will be hard to leave but it is time to move on to something new, we hope the new owner will enjoy living here as much as we have.



*Why we like it....*

An absolutely stunning property.. we loved it as soon as we walked in!

## OSCAR JAMES

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To buy or not to buy....

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