

27 Halberdier Way  
Rothwell  
Northamptonshire  
NN14 6GW

£249,950

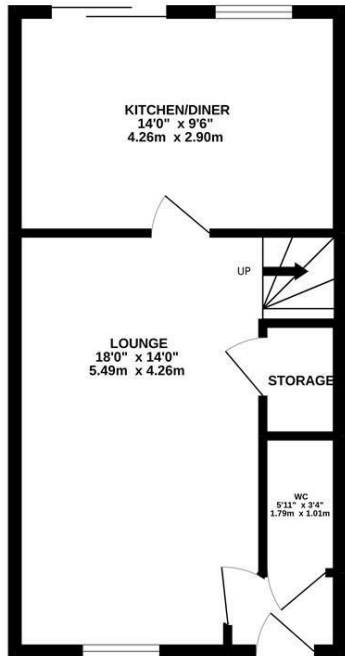


OSCAR JAMES

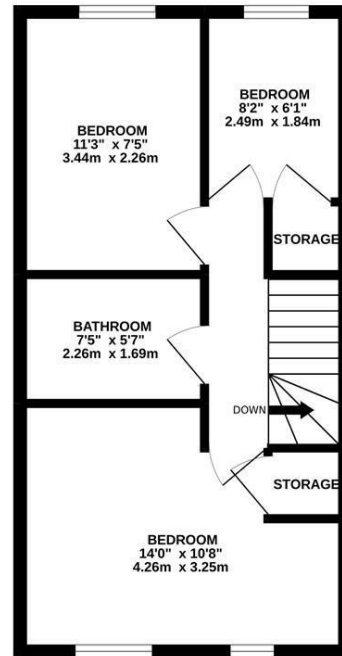
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# FLOOR PLANS

GROUND FLOOR  
384 sq.ft. (35.7 sq.m.) approx.



1ST FLOOR  
384 sq.ft. (35.7 sq.m.) approx.



TOTAL FLOOR AREA: 769 sq.ft. (71.4 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...



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## WHAT'S GREAT?

The perfect opportunity for a first time or investment buyer! Cul de sac location with parking and in excellent order throughout, this one will go fast!

Expect to find an entrance hall to the front leading to a cloakroom and the lounge, this is a good size with storage cupboard, to the rear of the property on the ground floor there is a good size kitchen/diner, the kitchen benefits from integrated appliances including, dishwasher, washing machine and fridge/freezer, French door lead out to the garden.

To the first floor there are three good size bedrooms and a nicely presented family bathroom with shower over the bath.

Outside the garden to the rear is well maintained with both astro turf and patio areas, enclosed brick walling and gated access to the front.

An allocated off road parking space provides parking.

Call Oscar James Kettering to make arrangements to view.

...expect excellence



# SELLER'S SECRET



*Why we like it....*

## OSCAR JAMES

1 Newland Street | Kettering | NN16 8JH

01536 415777

[www.oscar-james.com](http://www.oscar-james.com)

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

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