

12 Union Street  
Kettering  
Northamptonshire  
NN16 8JR

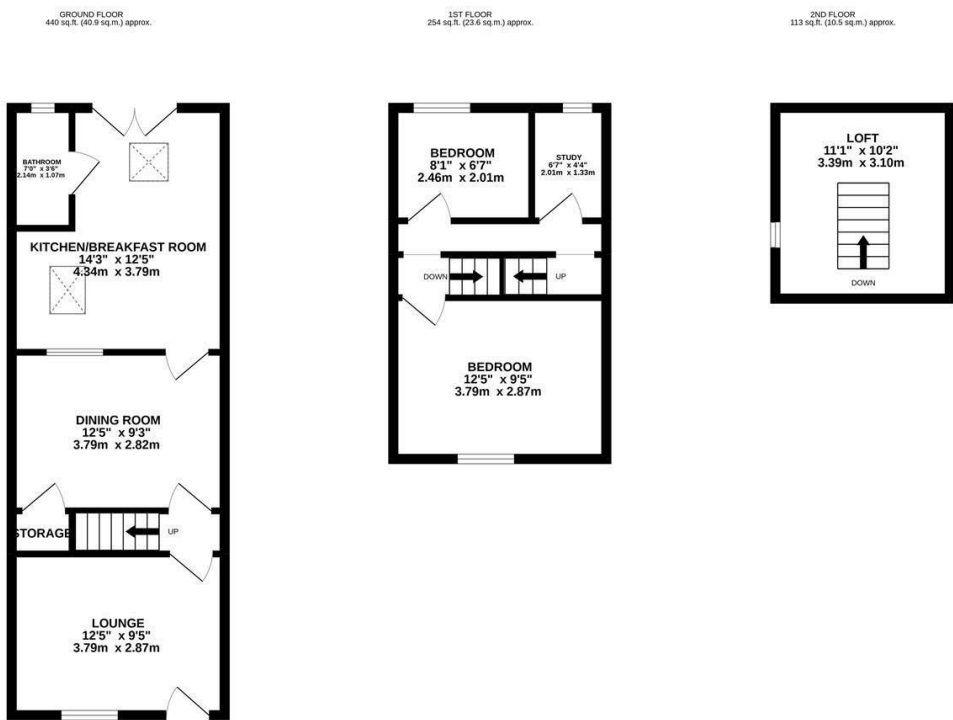
£190,000



OSCAR JAMES

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# FLOOR PLANS



TOTAL FLOOR AREA : 807 sq ft. (75.0 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?

A refurbished two bedroom mid terrace property with additional study/cot room and converted loft space.

Situated close to the Kettering town centre, general hospital and train station this is a must view home.

With newly fitted kitchen, bathroom, boiler, radiators, flooring as well as a full redecoration this property would make an ideal first time buy or investment for someone new.

The accommodation on the ground floor consists of two reception rooms, a lounge and dining room, a refitted family bathroom with shower over the bath and a fabulous, extended refitted kitchen/breakfast room with Velux style windows and French doors to the rear.

To the first floor expect to find currently a double bedroom to the front, a second bedroom and cot room/study, these two rooms could easily be converted back to make one larger

bedroom by means of removing a stud wall. The landing leads up to converted loft space providing plenty of easy access storage or play area.

Outside the garden enjoys a good degree of privacy and has a brick built out house providing storage, as well as a patio area.

Call sole selling agents Oscar James Kettering to arrange your viewing asap!

...expect excellence



# SELLER'S SECRET

When we purchased this property it was in a terrible state and required much improvement. We hope the new owners enjoy living here as we intended.



*Why we like it....*

Another super property which will sell quickly! Call us without delay!

## OSCAR JAMES

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

To buy or not to buy....

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