

3 Union Street  
Kettering  
Northamptonshire  
NN16 8JR

£200,000

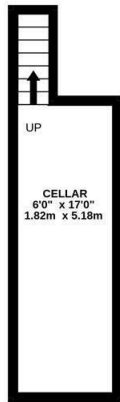


OSCAR JAMES

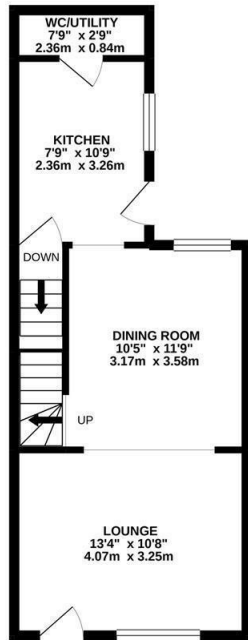
...expect excellence

# FLOOR PLANS

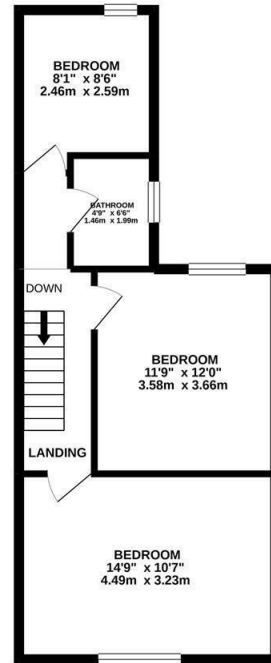
**BASEMENT**  
114 sq.ft. (10.6 sq.m.) approx.



**GROUND FLOOR**  
404 sq.ft. (37.5 sq.m.) approx.



**1ST FLOOR**  
445 sq.ft. (41.4 sq.m.) approx.



TOTAL FLOOR AREA: 963 sq.ft. (89.5 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 fully renovated three bedroom, end terrace home close to Kettering town centre and offered to the market with NO ONWARD CHAIN.

This property has been taken back to bare brick and fully renovated to an amazing standard with new flooring, new kitchen, bathroom and doors throughout.

Accommodation comprises an open/plan lounge diner, fitted kitchen with a range of base and eyelevel units, a utility to the rear of the kitchen with the additional benefit WC.

Upstairs you will find three bedrooms, two of which are double in size and a third which is a good single.

Outside is a rear courtyard garden which is West facing and a lovely suntrap! Being close to schools, local amenities and walking distance to the town centre we do not expect this property to stay around for long!

Call sole selling agents, Oscar James to arrange your viewing!

...expect excellence



# SELLER'S SECRET

We brought this property as a buy to let & chose it because the location was excellent for the town centre and its amenities.



*Why we like it....*

A great opportunity to purchase a refurbished home in the heart of town!  
Call now to avoid disappointment!

## 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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