

Regent Street  
Kettering  
NN16 8QG

£185,000



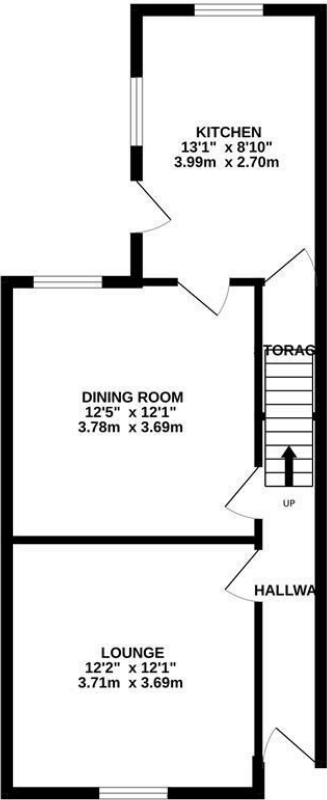
OSCAR JAMES

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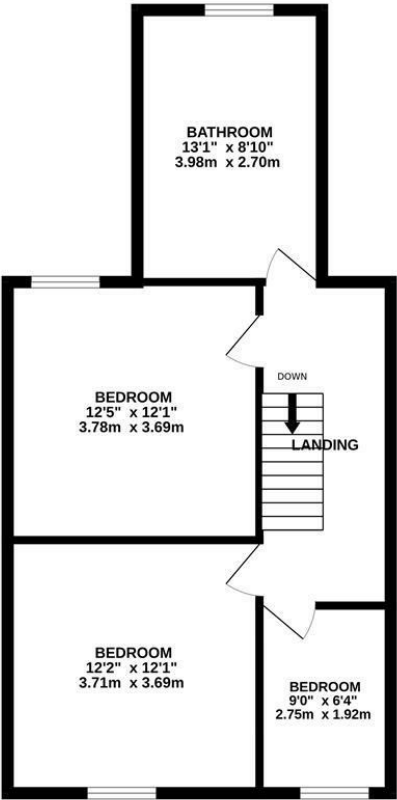


# FLOOR PLANS

GROUND FLOOR  
482 sq.ft. (44.8 sq.m.) approx.



1ST FLOOR  
568 sq.ft. (52.8 sq.m.) approx.



TOTAL FLOOR AREA : 1050 sq.ft. (97.6 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 misstatement. 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?

An interesting prospect, whether for INVESTORS or FIRST TIME BUYERS, this property is offered to the market with NO CHAIN and is in need of improvement.

A large THREE BEDROOM property with an UPSTAIRS bathroom. This home has great potential! With two good size reception rooms on the ground floor consisting of a lounge to the front with exposed floorboards and feature fireplace and a second reception room leading to the galley kitchen at the rear with storage under the stairs. The kitchen has plenty of storage and is dual aspect overlooking the rear courtyard garden.

To the first floor the galleried landing leads to three good size bedrooms and large bathroom, expect also to find a useful storage cupboard.

Outside the rear garden is enclosed, with a combination of patio and a small lawn with gated access to the front. Whilst in need of attention currently, this could be a lovely outdoor area.

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

...expect excellence



# SELLER'S SECRET

This has been a fantastic property for us. We brought it due to the large rooms, practical layout and proximity to the town centre!



## Why we like it....

A brilliant opportunity for an investor or buyer looking to improve a property.

# OSCAR JAMES

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To buy or not to buy....

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