

163 Mill Road  
Kettering  
NN16 0RG

£150,000

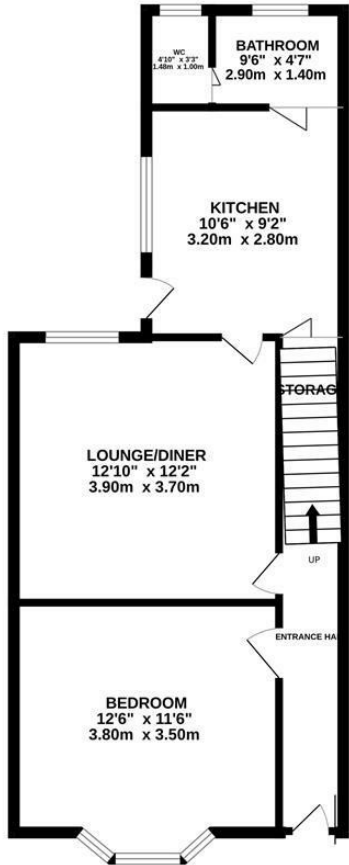


OSCAR JAMES

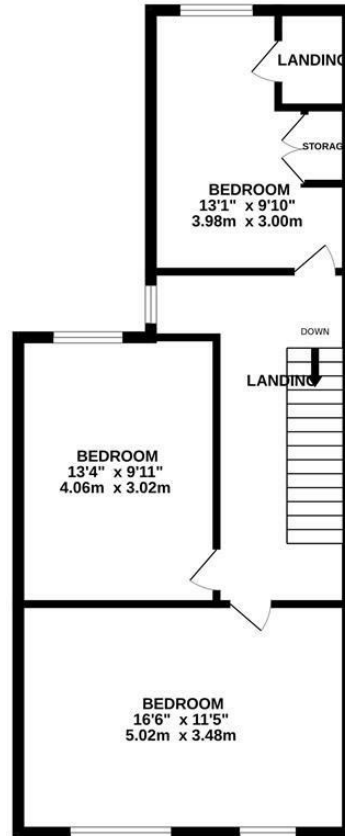
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# FLOOR PLANS

GROUND FLOOR  
575 sq.ft. (53.4 sq.m.) approx.



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



TOTAL FLOOR AREA: 1143 sq.ft. (106.2 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...



Two reception rooms



Fitted kitchen



Three bedrooms



Ground floor bathroom and WC to bedroom three



Courtyard garden



On street parking



# WHAT'S GREAT?

In need of improvement but with the benefit of size and layout this currently rented property is ideally situated for schooling and shops and has the benefit of three double bedrooms on the first floor.

The accommodation overall comprises of an entrance hall, two reception rooms, kitchen and bathroom on the ground floor and three bedrooms on the first floor, the bedroom to the rear benefits from an ensuite WC and sink unit.

There is a courtyard garden to the front and rear, both low maintenance with gated rear access.

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

...expect excellence



# SELLER'S SECRET

The time has come to sell and therefore we have decided to come to market. There will be no related purchase making things as straightforward as possible.



*Why we like it....*

A property with potential and sensibly priced for its size and location.

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

**OSCAR JAMES**

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