

178 Neale Avenue
Kettering
NN16 9HD

£270,000 offers in excess of



OSCAR JAMES

...expect excellence



WHAT'S GREAT?

This period three bedroom semi detached property is brimming with character and charm as well as benefitting from a **DOUBLE GARAGE AND STUDY/COT ROOM** and is also offered to market with **NO CHAIN**.

The location is superb, the north end of Kettering which is always popular with schools, shops and pubs all close by.

In brief the accommodation comprises of an entrance hall which has the original mosaic tiled flooring which is in excellent condition with a detailed pattern, better than most. Two separate reception rooms provide places to relax and dine, the kitchen is fully fitted, modern with a separate utility area and ground floor WC.

To the first floor there is a sizable landing that leads to three double bedrooms, plus a cot/study room. Expect to find also a storage cupboard and a neutral white family bathroom completes this floor.

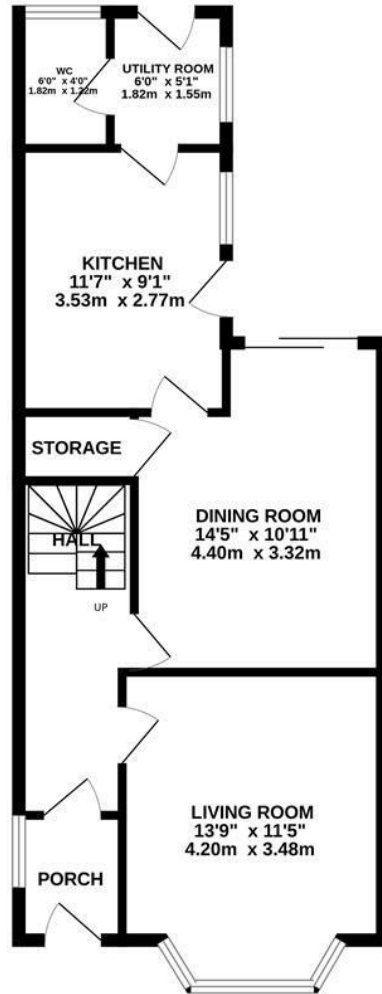
Outside there is a courtyard garden to the front with a lovely secluded garden to the rear with patio, lawn area, hot tub, retaining brick walling and courtesy door leading into the very useful double garage which has a remote controlled electric front double door.

Call the proud sole agents Oscar James Kettering to make arrangements to view.

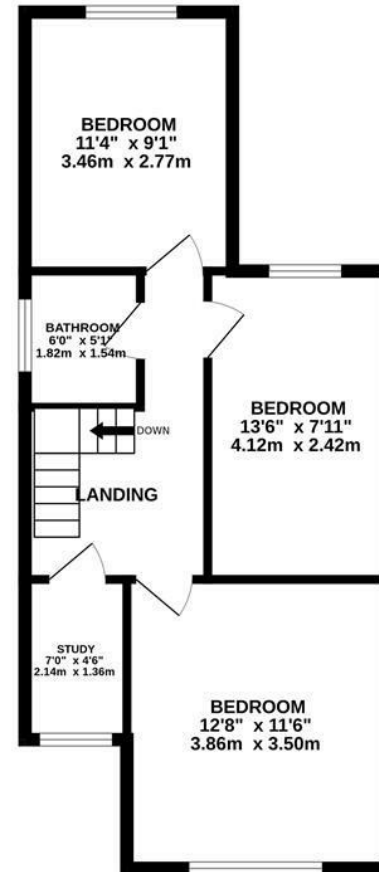
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Floor Plan

GROUND FLOOR
563 sq.ft. (52.3 sq.m.) approx.



1ST FLOOR
495 sq.ft. (46.0 sq.m.) approx.









TOTAL FLOOR AREA : 1058 sq.ft. (98.3 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
-  Modern fitted kitchen
-  Three bedrooms plus cot room/study
-  Family bathroom and cloakroom
-  Secluded garden with hot tub
-  Double garage





SELLER'S SECRET

Due to family circumstances we find ourselves in the position of selling Neale Avenue, it was a cherished home and we very much hope the new owners love living here as much as we did.



Why we like it....

This property has so much to offer, its a great size, great location and the double garage is a real bonus. We don't expect it to be around for long!

To buy or not to buy....

OSCAR JAMES

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