

39 Edmund Street
Kettering
NN16 0HS

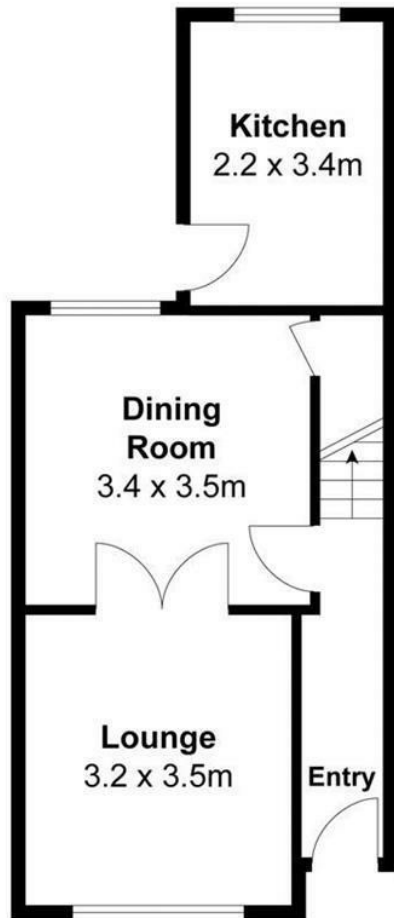
£175,000 offers in excess of



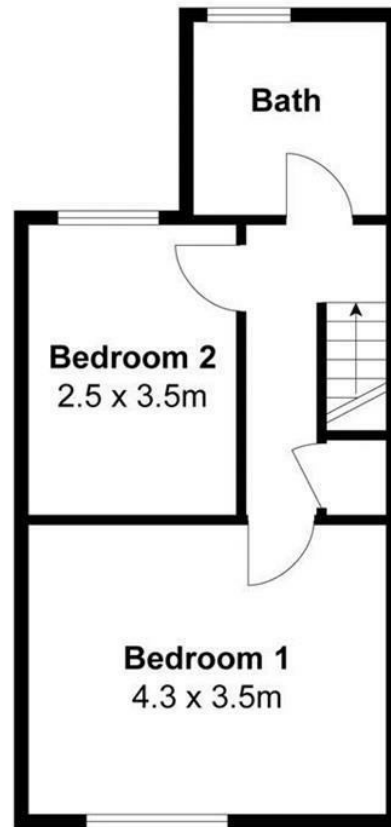
OSCAR JAMES

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FLOOR PLANS



Ground Floor



First Floor

For identification only not to scale



AT A GLANCE...



Two reception rooms



Refitted kitchen



Two double bedrooms



Refitted shower room



Excellent size garden



On street parking



WHAT'S GREAT?

Having been much improved by the current and long term owner this two double bedroom has plenty to offer a first time buyer, downsizer or rental investor.

Situated within walking distance to the Kettering town centre and other shops and amenities close by including snooker club, public house, convenience stores, hairdressers and takeaways we would highly recommend and internal viewing to appreciate all it has to offer.

In brief expect to find an entrance hall leading to two reception rooms, a lounge to the front with feature fireplace which is divided with folding French wooden doors with the dining room, a storage cupboard and a stunning refitted high gloss kitchen completes the first floor. The kitchen has plenty of storage cupboards and worktop space, space and plumbing for a washing machine and slimline dishwasher, space for a fridge/freezer and integrated oven, hob and extractor.

To the first floor the two bedrooms are both generous double rooms, the landing benefits from

a very useful wardrobe space and finally the shower room has been refitted to a very high standard with modern and contemporary fixtures with walk in shower, WC and vanity sink unit. A cupboard houses the refitted combination central heating boiler (fitted 2024).

Outside the rear garden is a great size, mainly laid to lawn with patio area and secure gated access to the front (only shared with one neighbour), a brick built out house provides storage.

The property also benefits from high speed internet connection. In addition the current owners are open to discussing the negotiation of the RING camera system, white goods in kitchen, garden furniture and WIFI hub.

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

...expect excellence



SELLER'S SECRET

Without a doubt we have been very happy here for many, many years, we are looking at upsizing.



Why we like it....

An excellent example of a two bedroom terrace home, should certainly stand out over others. Call us to view, we will gladly organise a viewing for you.

OSCAR JAMES

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To buy or not to buy....
