

King Street  
Kettering  
NN16 8QP

£170,000



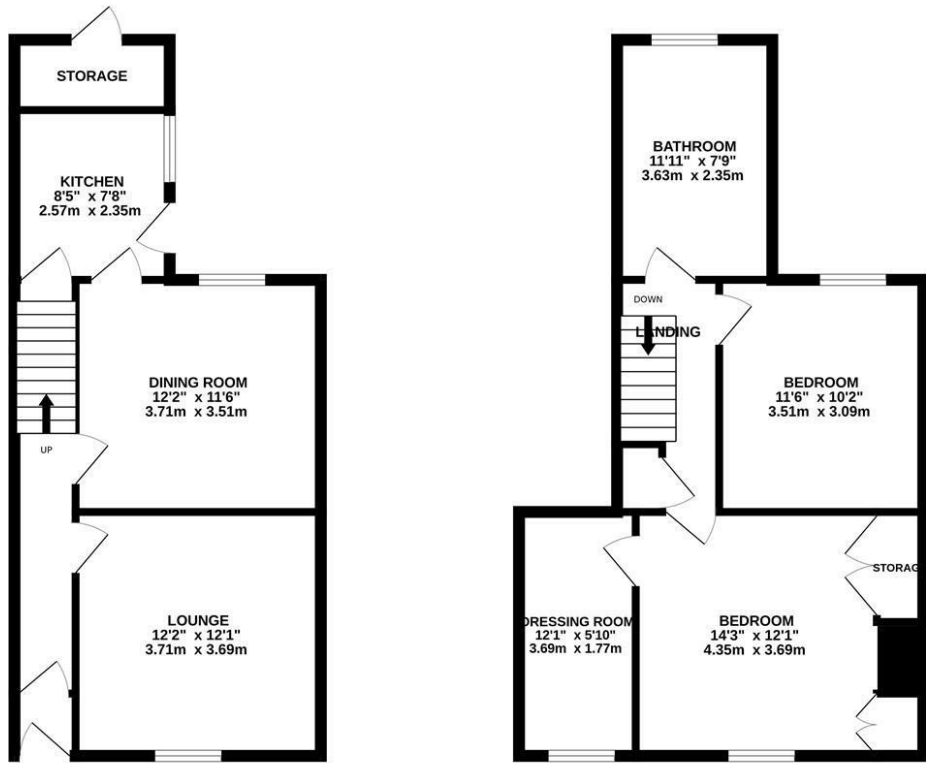
OSCAR JAMES

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# FLOOR PLANS

GROUND FLOOR  
451 sq.ft. (41.9 sq.m.) approx.

1ST FLOOR  
503 sq.ft. (46.7 sq.m.) approx.



TOTAL FLOOR AREA : 954 sq.ft. (88.7 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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?

Offered to the market with **\*NO ONWARD CHAIN\***, this currently **TWO** bedroom home has the potential to be made into a **THREE** bedroom home, with its compatible upstairs layout.

The property presents a great opportunity for first-time buyers or investors looking for a property with potential. It would benefit from modernising, yet it offers a solid layout and plenty of scope to improve.

On the ground floor, there are two sizeable reception rooms. At the front, the lounge showcases exposed floorboards and a feature fireplace, while the second reception room has original quarry tiles and flows through to a kitchen at the rear, complete with under-stairs storage. The kitchen has several storage cabinets and space for white goods.

Upstairs, the property features two **DOUBLE** bedrooms, along with a generous family bathroom and a handy storage cupboard.

Outside, the rear garden is a mix of patio and a large lawn area, with gated access leading to the front. While it currently requires some attention, it has the potential to become an attractive and enjoyable outdoor space with a handy brick built outbuilding too.

Viewings can be arranged through the sole selling agents, Oscar James Kettering.

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# SELLER'S SECRET

We have had this property for almost 20 years. We brought it due to its close proximity to the town centre and local amenities.



*Why we like it....*

A great opportunity for an investor or first time buyer.

# OSCAR JAMES

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

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