

3 Ashley Court  
Kettering  
NN16 8JQ

£180,000 offers in excess of



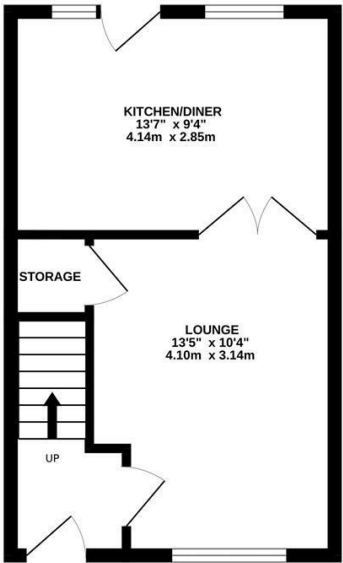
OSCAR JAMES

...expect excellence

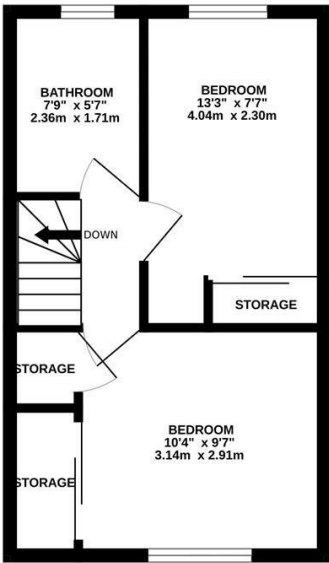


# FLOOR PLANS

GROUND FLOOR  
310 sq.ft. (28.8 sq.m.) approx.



1ST FLOOR  
300 sq.ft. (27.9 sq.m.) approx.



TOTAL FLOOR AREA : 610 sq.ft. (56.7 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...



Lounge and kitchen/diner



Modern kitchen



Two bedrooms



Family bathroom



Secluded garden



Off road parking for one vehicle



## WHAT'S GREAT?

The perfect property for first time buyers, investors and hospital workers with the benefit of OFF ROAD PARKING!

This home is presented in excellent order internally and benefits from a lovely secluded garden to the rear.

The accommodation in brief consists of an entrance hall, lounge with storage cupboard and a kitchen/diner on the ground floor.

To the first floor there are two double bedrooms, the largest has a storage cupboard and fitted wardrobe and a family bathroom.

Other benefits include hard wooden flooring on the ground floor, gas radiator heating and UPVc double glazing throughout, also expect to find an off road parking space to the front.

Outside the rear garden has a lovely feel to it, secluded with decked area, raised beds, shed and retaining timber fencing, a really nice area to relax and chill out at the end of the day.

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

...expect excellence





# SELLER'S SECRET

We have lived here for many, many years, it has been a perfect home for us as workers for the Kettering General Hospital and being so close to the major shops and town centre its been ideal for us.



## Why we like it....

The location of this property is lovely, cul de sac position with off road parking and ideally located for the town centre, hospital or train station.

# OSCAR JAMES

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To buy or not to buy....

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