



Buccleuch Street, Kettering NN16 9EF

welcome to

Buckleuch Street, Kettering

William H Brown welcome to the market, this three bedroom semi detached property, offered to the market with no onward chain.

Entrance Hall

Entrance through PVC door to the front aspect, stairs rising to first floor landing, radiator and door to lounge/diner.

Lounge / Diner

24' 1" x 10' 11" (7.34m x 3.33m)

Length measured into the bay.

Double glazed bay fronted window to the front aspect, double-glazed window to the rear aspect, two radiators. TV and Internet points and door to kitchen.

Kitchen

9' 4" x 7' 11" (2.84m x 2.41m)

Newly fitted kitchen comprising a range of base and wall mounted storage units with work surfaces over, double stainless steel sink with drainer and mixer tap over, space for oven and white goods, door leading to cellar, double glazed window and door to side aspect and door to bathroom.

Bathroom

Three piece suite comprising of wash hand basin with vanity unit, low-level WC, bath with shower over, fully tiled, radiator and obscure glazed windows to the side and rear aspects.

First Floor Landing

Stairs rising from the entrance hall, wooden banister, loft access, storage cupboard and doors to bedrooms.

Bedroom One

12' 8" x 10' 1" (3.86m x 3.07m)

Double glazed window to the front aspect, built in wardrobe and radiator.

Bedroom Two

11' 6" x 8' 3" (3.51m x 2.51m)

Double glazed window to the rear aspect, radiator and built in storage cupboard.

Bedroom Three

7' 9" x 6' 11" (2.36m x 2.11m)

Double glazed window to the rear aspect, built in storage cupboard, radiator and door to en-suite.

En-Suite

Wash hand basin with vanity unit, WC, shower cubicle, radiator and obscure glazed window to the side aspect.

Externally Front Garden

Paved frontage with dwarf wall, small hedge and iron gate.

Rear Garden

Well maintained with covered patio area, mainly laid to lawn and brick built workshop.





view this property online williamhbrown.co.uk/Property/KTG111844



welcome to

Buccleuch Street, Kettering

- Three bedrooms
- Good transport links
- Garden
- En suite
- Close to local amenities

Tenure: Freehold EPC Rating: D
Council Tax Band: A

£220,000



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

view this property online williamhbrown.co.uk/Property/KTG111844



Property Ref:
KTG111844 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


william h brown



01536 518555



Kettering@williamhbrown.co.uk



28 Gold Street, KETTERING, Northamptonshire,
NN16 8JE



williamhbrown.co.uk