22 Pryor Road
Kettering
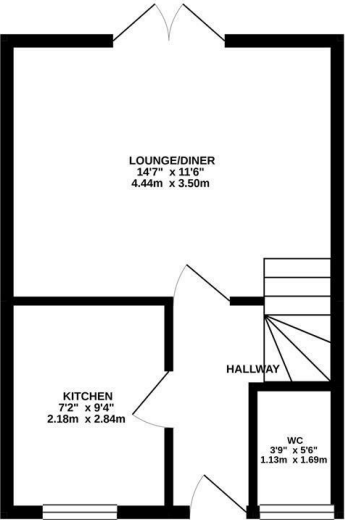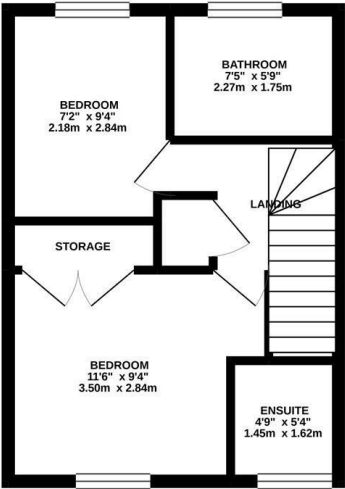## Northamptonshire
NN15 7FD

£180,000

OSCAR JAMES

...expect excellence

FLOOR PLANS

GROUND FLOOR
303 sq. ft. (28.2 sq. m.) approx.

1ST FLOOR
303 sq. ft. (28.2 sq. m.) approx.

LOUNGE/DINER
14'7" x 11'6"
4.44m x 3.50m

KITCHEN
7'2" x 9'4"
2.18m x 2.84m

HALLWAY

WC
3'9" x 5'6"
1.13m x 1.69m

BATHROOM
7'5" x 5'9"
2.27m x 1.75m

BEDROOM
7'2" x 9'4"
2.18m x 2.84m

LANDING

STORAGE

BEDROOM
11'6" x 9'4"
3.50m x 2.84m

ENSUITE
4'9" x 5'4"
1.45m x 1.62m

TOTAL FLOOR AREA : 607 sq. ft. (56.4 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.
Made with Metropix ©2019

At a glance...

- Lounge/diner
- High gloss modern kitchen
- Two double bedrooms
- Family bathroom, ensuite to master and cloakroom.
- Rear garden
- Off road parking

WHAT'S GREAT?

A perfect first time buy or rental investment!

Call to view this lovely modern property situated close to main road links, shops and Kettering train station.

The accommodation briefly comprises of an entrance hall, cloakroom, kitchen and lounge/diner on the ground floor.

To the first floor there are two DOUBLE bedrooms, the master of which enjoys ensuite facilities and a family bathroom.

Outside there is a rear garden which is a good size and off road parking.

Call Oscar James on 01536 415777 to arrange your viewing today.

...expect excellence

SELLER'S SECRET

Having purchased this home new as first time buyers it has been perfect for us, we have now just decided to move to something larger locally which we have already seen.

Why we like it....

A lovely property in great condition. We encourage you to view to appreciate what it has to offer.

OSCAR JAMES

1 Newland Street | Kettering | NN16 8JH
01536 415777
www.oscar-james.com

To buy or not to buy....