

84 Avondale Road  
Kettering  
Northamptonshire  
NN16 8PL

£165,000



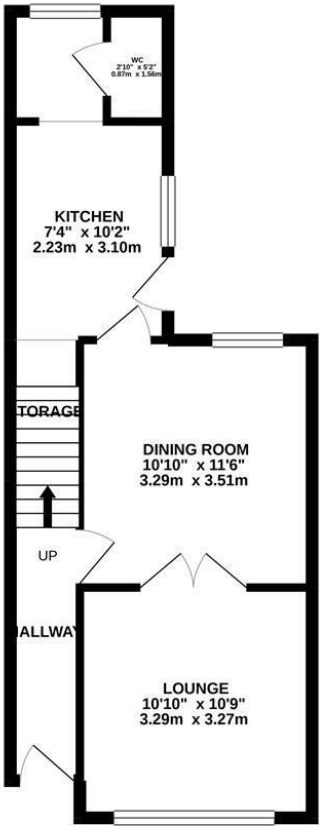
OSCAR JAMES

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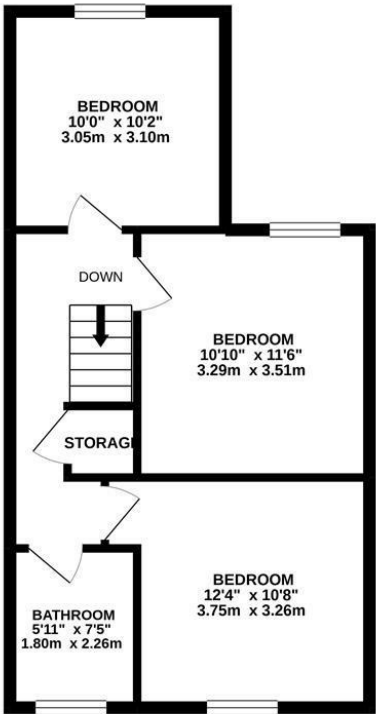


# FLOOR PLANS

GROUND FLOOR  
418 sq.ft. (38.8 sq.m.) approx.



1ST FLOOR  
473 sq.ft. (43.9 sq.m.) approx.



TOTAL FLOOR AREA : 891 sq.ft. (82.8 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/diner



Refitted kitchen



Three double bedrooms



Refitted first floor bathroom and cloakroom



Rear garden



On street parking





# WHAT'S GREAT?

Calling all first time buyers or investors!

**THREE DOUBLE BEDROOMS, FIRST FLOOR BATHROOM AND GROUND FLOOR CLOAKROOM!**

This property is in good order throughout and benefits from **THREE** large **DOUBLE** bedrooms and a refitted combination central heating boiler.

The accommodation on the ground floor consists of a lounge/diner, refitted kitchen, utility area and cloakroom.

To the first floor there are three bedrooms and a refitted family bathroom with shower over the bath.

We are delighted to offer this property to market and invite prospective buyers to call to arrange a viewing today.

...expect excellence



# SELLER'S SECRET

I've lived here for a number of years now with my son but we have decided to move to something larger together.



## Why we like it....

A perfect rental or first time buy, great size, close to amenities and the town centre.

# OSCAR JAMES

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[www.oscar-james.com](http://www.oscar-james.com)

To buy or not to buy....

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