

12 Edinburgh Road  
Kettering  
Northamptonshire  
NN16 8NZ

£167,500

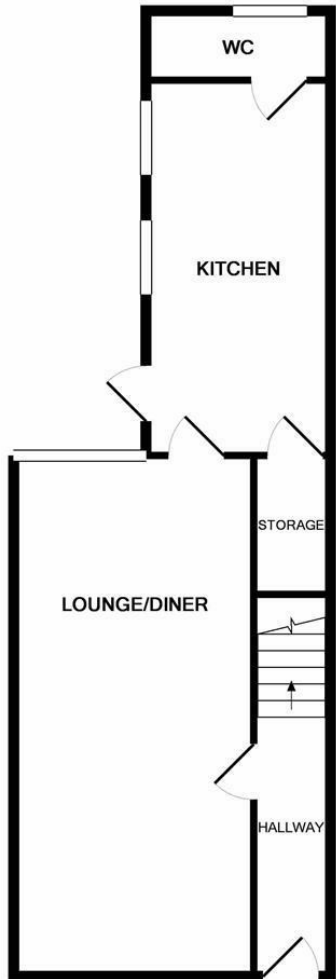


OSCAR JAMES

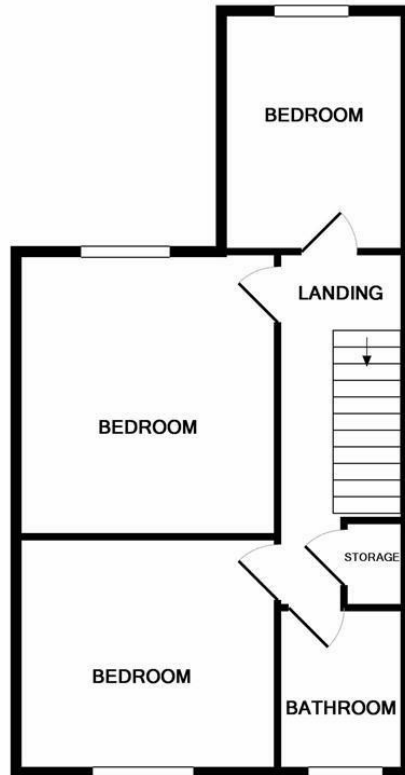
...expect excellence



# FLOOR PLANS



GROUND FLOOR  
APPROX. FLOOR  
AREA 488 SQ.FT.  
(45.3 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 488 SQ.FT.  
(45.4 SQ.M.)  
TOTAL APPROX. FLOOR AREA 976 SQ.FT. (90.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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



Large modern kitchen



Three bedrooms



Refitted family bathroom and  
ground floor WC



Courtyard garden



On street parking



## WHAT'S GREAT?

Absolutely stunning!!! With the WOW factor this property would be a perfect first time buy for someone or rental investment.

In superb condition throughout and with three bedrooms and UPSTAIRS bathroom as well as benefitting from a ground floor WC this property will impress all that view.

The accommodation in brief on the ground floor consists of an entrance hall, a large lounge/diner, a very generous kitchen with plenty of work top space and storage as well as a WC to the rear.

On the first floor expect to find three bedrooms and a refitted family

bathroom.

Outside there is a courtyard garden which is ideal for relaxing on summer evenings and also benefits from a brick built outhouse providing storage.

Call sole selling agents Oscar James Kettering to arrange your viewing of this gorgeous home.

...expect excellence





# SELLER'S SECRET

Due to a change in circumstances I have decided to sell and move on. I've been really happy here in the time i've lived here and hope the new owners are as happy too.



## Why we like it....

Absolutely stunning!! we love this house and cannot wait to show prospective buyers around.

# OSCAR JAMES

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To buy or not to buy....

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