

20 Hawkins Close  
Rothwell  
Northamptonshire  
NN14 6TB

£164,950

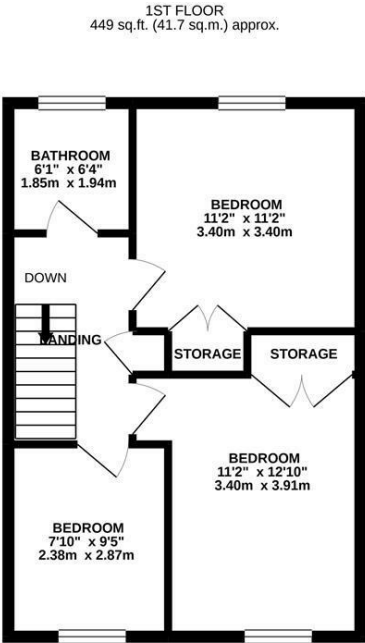
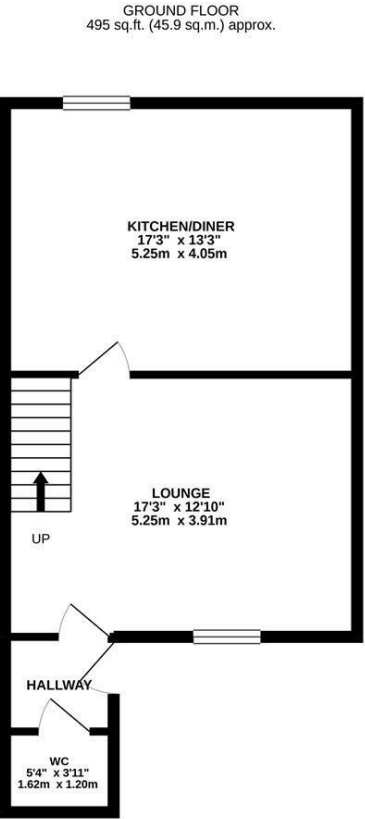


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# FLOOR PLANS



TOTAL FLOOR AREA: 944 sq.ft. (87.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans 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 fitted kitchen



Three bedrooms



Family bathroom and cloakroom



Front and rear gardens







## WHAT'S GREAT?

TENANT IN SITU - WITH OVER A 4.5% YIELD!

Offered to market in good order throughout is this three bedroom mid terraced property situated close to shops and amenities in the popular market town of Rothwell.

The property benefits from a downstairs cloakroom, a large lounge and a large kitchen/diner with views over the secluded rear garden.

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

Outside there are gardens front and rear with plenty of green space around the property ideal for walks.

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

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# SELLER'S SECRET

I've owned this property for many many years now but have decided the time is right to sell. My tenant would like to remain in the property if possible.



## Why we like it....

A good rental investment or first time buy depending on timings, Rothwell is always popular with plenty of amenities nearby.

To buy or not to buy....

OSCAR JAMES

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