

78 Wood Street  
Kettering  
Northamptonshire  
NN16 9SB

£185,000



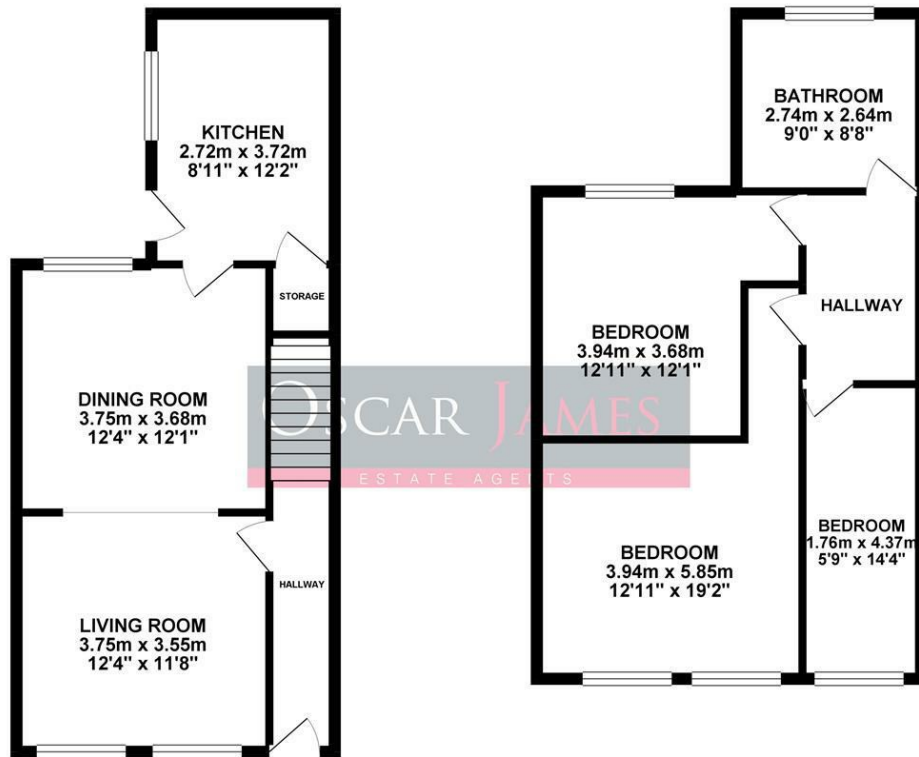
OSCAR JAMES

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# FLOOR PLANS

GROUND FLOOR 44.24 sq. m.  
( 476.24 sq. ft. )

1ST FLOOR 48.44 sq. m.  
( 521.45 sq. ft. )



TOTAL FLOOR AREA: 92.69 sq. m. ( 997.69 sq. ft. ) 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 is given to their operability or efficiency can be given.  
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## AT A GLANCE...



Impressive Through Lounge Diner



Refitted Kitchen



Three Good Sized Bedrooms



Refitted Bathroom



Low Maintenance Rear Garden  
With Summerhouse



On Street Parking





## WHAT'S GREAT?

An immaculately presented and fully refurbished three bedroom terrace home situated close to Kettering town centre and many amenities and good schooling offered to the market with no onward chain.

This property is a must for any buyer and is ready to move straight in to with benefits including PVCu double glazing, gas central heating with a smart combination boiler that you can control from your phone, new plastering throughout, new flooring and carpets, fantastic refitted kitchen and bathroom.

Overall accommodation comprises entrance hallway, an impressive through lounge diner with feature niche, a newly fitted kitchen and outside utility room, then to the first floor there are three very well proportioned bedrooms and the aforementioned refitted bathroom.

To the rear is an enclosed low maintenance garden which has an Astro turf lawn which leads to a summer house which convert to be used as a study or gym.

An internal viewing is a must.

...expect excellence



## SELLER'S SECRET

We have loved renovating this house and hope that the next owner appreciates how much time and money we've put in to it. Before renovating, we have rented this property out for a number of years and have always found good tenants.



## Why we like it....

This is a fantastic home, offered with no onward chain. Gorgeous and spacious all the way through with the benefits of the refitted kitchen and bathroom. The summer house in the garden is a fantastic addition to this already wonderful home. If ever you need to see a house inside then this is the one.

# OSCAR JAMES

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To buy or not to buy....

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