128 Mill Road Kettering Northamptonshire NN16 0RL

£375,000





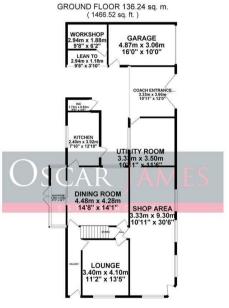
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FLOOR PLANS

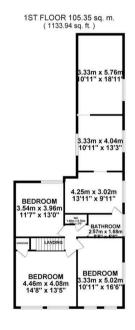
BASEMENT LEVEL 31.32 sq. m. (337.08 sq. ft.)

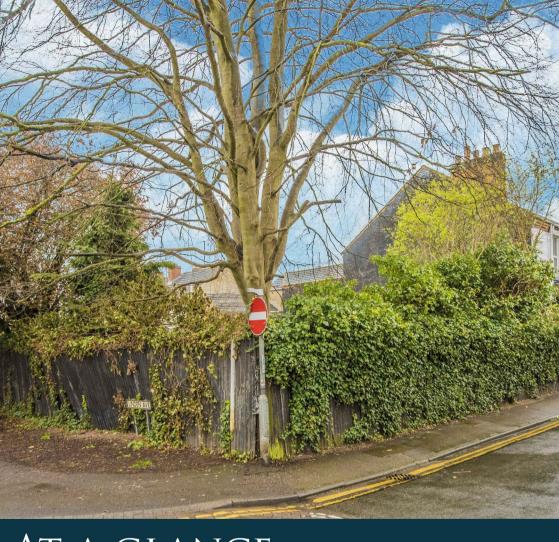
CELLAR 7.79m x 4.02m 25'7" x 4.3'2" CELLAR 4.46m x 2.22m 14'8" x 7'3"



TOTAL FLOOR AREA: 272.91 sq. m. (2937.54 sq. ft.) approx.

Whist every attenct has been made to ensure the accuracy of the floorpine contained here, measurements of doors, various, rooms and any other times are approximate and no responsibility is failed from any entry, consisten or mis-statement. This plan is for liabstrike 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.





AT A GLANCE...



Numerous reception rooms



Kitchen breakfast room



Three bedrooms and three further rooms which could convert



Separate WC and bathroom



Courtyard and side garden plot



Off road parking and over sized garage



WHAT'S GREAT?

of properties from a block of flats to a row of terrace homes and garage, storage room and utility room. many more. The current owners did have planning permission for four new build flats which lapsed in 2007.

entrance hall, sitting room, dining room, sun room, a kitchen

Offered to the market with fantastic development potential is breakfast room, good size shop frontage, further storage rooms this detached residence which benefits from a good size side and cellar, the first floor currently offers three bedrooms, plot which sides on to Linden Avenue. In the valuers opinion, separate WC, bathroom and three further rooms which could the side plot could become home to a variety of different types convert to further bedrooms, to the rear is an over sized single

With the property sitting at approx. 2937 sq ft, this is an ideal project for any HMO developer or builder who wants to convert This property which dates back to approx.1890, presently offers the property to a number of different dwellings and then develop the side plot to maximise their return.

...expect excellence



SELLER'S SECRET

We have been here for over 40 years and have loved our time here. We have not realised till we have started to look for our next home just how big our house has been.





Why we like it....

This property and plot would provide fantastic potential for any builder or buy to let investor. The property sits within easy reach of Kettering town centre, park land and good schooling.

To buy or not to buy....

OSCAR JAMES

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