32 York Road
Kettering
Northamptonshire
NN16 0DB

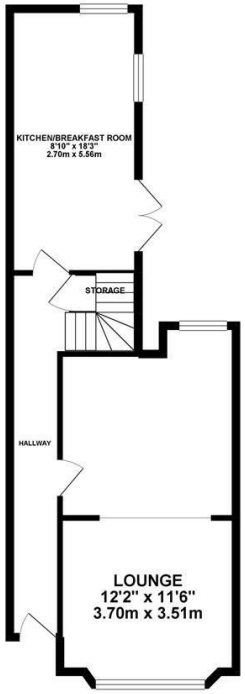
£264,995

OSCAR JAMES

...expect excellence

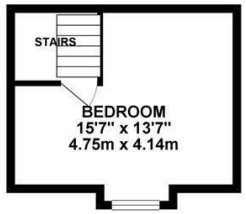
FLOOR PLANS

GROUND FLOOR 562.24 sq. ft.
(52.23 sq. m.)



1ST FLOOR 566.35 sq. ft.
(52.62 sq. m.)

2ND FLOOR 199.66 sq. ft.
(18.55 sq. m.)



OSCAR JAMES
ESTATE AGENTS

TOTAL FLOOR AREA : 1328.25 sq. ft. (123.40 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.
Made with Metropix ©2019

AT A GLANCE...

- Lounge/diner and kitchen/breakfast room
- Refitted kitchen/breakfast room
- Four good size bedrooms
- Refitted family bathroom
- Well maintained rear garden
- On street parking

WHAT'S GREAT?

Call today to view this beautiful period property situated within walking distance of the Kettering train station and town centre.

Brimming with character this property benefits from bay windows, high ceilings, original mosiac tiled flooring, original doors and original fireplaces in the lounge, the dining room and three of the bedrooms as well as two outhouses in the garden and a refitted kitchen and bathroom.

The accommodation on the ground floor consists of an entrance hall with newly fitted composite front door, a large lounge/diner and large refitted kitchen/breakfast room.

To the first floor there are three very well proportioned bedrooms and an attractive refitted family bathroom.

Finally on the second floor there is another large double bedroom, making four bedrooms in total.

Outside to the rear the garden is very well maintained with a lawn, flower beds, two outhouses one of which originallly had a WC and access to the alley which leads to the front.

Call sole selling agents Oscar James on 01536 415777 to arrange your viewing today!

...expect excellence

SELLER'S SECRET

Having lived here for many, many years as it is just the two of us here we are ready to downsize to something smaller.
We love the location of York Road and the neighbours are really lovely and friendly, we will certainly miss them!

Why we like it....

A really lovely home, lots of character and in good condition throughout. Well worth an internal viewing in order to appreciate the size and space this property has to offer.

OSCAR JAMES

1 Newland Street | Kettering | NN16 8JH
01536 415777
www.oscar-james.com

To buy or not to buy....