

18 Avon Close  
Kettering  
Northamptonshire  
NN16 9HJ

£220,000

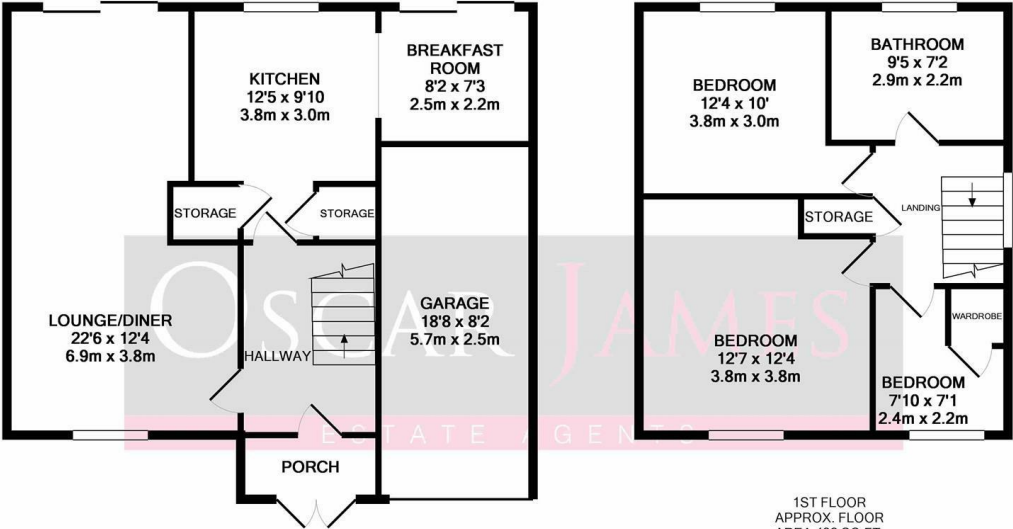


OSCAR JAMES

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# FLOOR PLANS



GROUND FLOOR  
APPROX. FLOOR  
AREA 676 SQ.FT.  
(62.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 1114 SQ.FT. (103.5 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...



Open plan living room



Kitchen with breakfast room



Three bedrooms



Family bathroom



Generous rear garden



Driveway and garage





## WHAT'S GREAT?

Nestled away at the end of a quiet cul de sac on the northern outskirts of Kettering's town centre, this lovely three bedroom detached family home enjoys a quiet position yet is conveniently located for excellent road and rail links.

The property is offered to the market in excellent decorative order and can only be truly appreciated by way of an internal inspection.

Internally the accommodation comprises; entrance hall, open plan lounge dining room, fitted kitchen with breakfast room and two useful storage cupboards.

On the first floor expect to find three bedrooms and family bathroom.

Outside there is an enclosed rear garden and to the front there is a driveway which leads to a single garage.

Strong interest is anticipated so be quick and arrange your internal inspection today by calling selling agents Oscar James on 01536 415777.

...expect excellence



# SELLER'S SECRET

We have thoroughly enjoyed living here, the location is wonderfully peaceful.

We bought the property when we moved up from London because of its superb road and rail links, both of which are very accessible from the house.

We are now simply looking to move closer to family and hope that whoever buys the house gets as much enjoyment from it as we have.



## Why we like it....

Avon Close is just a small close in a popular residential location perfect for families.

This lovely home offers scope to extend with its generous plot (subject to planning).

Viewing is a must so be quick and book yours today!

# OSCAR JAMES

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To buy or not to buy....

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