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## Avondale Road , Kettering, NN16 8PH

**Offers Over £165,000**



Prime Choice are delighted to offer to the market this fantastic two bed terrace property with NO ONWARD CHAIN. A perfect investment opportunity and situated close to the town center and walking distance to local amenities.

Downstairs accommodation comprises of entrance hallway with stairs leading to the first floor, an open plan lounge/diner, fitted kitchen with a range of base and wall level units, with access to the rear garden.

Upstairs there are two good sized double bedrooms and a family bathroom.

Outside the rear garden is fully enclosed and consists of slab and concrete areas. There is also side access leading to the front.



## Entrance Hall

Enter via UPVC front door, carpeted flooring and stairs leading to first floor, radiator

## Living/Dining Room

22'2x10'6 (6.76mx3.20m)

White wooden door, carpeted flooring, x2 UPVC windows, x2 radiators, meter box cupboard.

## Kitchen

12x7 (3.66mx2.13m)

Wooden wall and base units with silver handles, white wall tiling, black worktops, tile effect vinyl flooring, stainless steel sink with silver taps, x2 UPVC windows, silver slot in oven, silver electric hob and silver chimney extractor hood, boiler, plumbing for washing machine, white UPVC door to rear garden, under stairs storage cupboard,

## Bedroom One

15'10x10'8 (4.83mx3.25m)

White wooden door, carpeted flooring, UPVC window, radiator

## Bedroom Two

10'10x10'10 (3.30mx3.30m)

White wooden door, carpeted flooring, UPVC window, radiator

## Bathroom

8'3x6'10 (2.51mx2.08m)

White wooden door, tile effect vinyl flooring, UPVC window, white wall tiling, heated chrome towel rail, three piece suite consisting of white low level WC, white wash hand basin, white bath with electric shower over, Rail for curtain, extractor fan, white corner shelving.

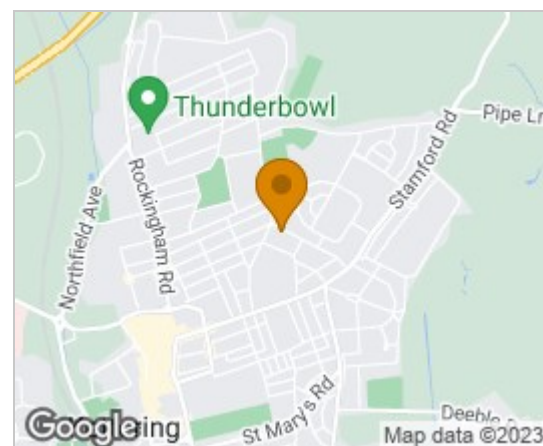
## Rear Garden

Low maintenance garden, full patio and concrete, fence and wall enclosed, x2 gates -shared access with neighbouring property to alley.

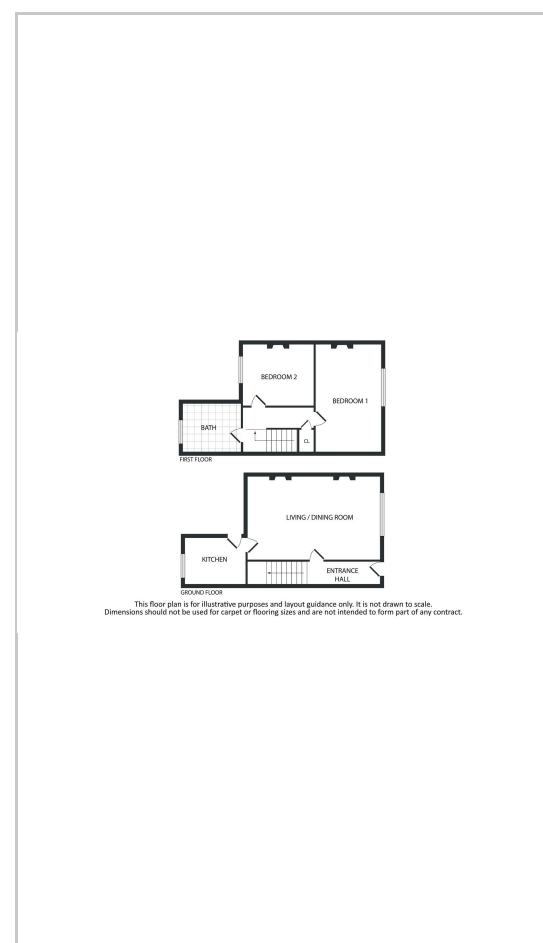
## Disclaimer

1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
- 2: These particulars do not constitute part or all of an offer or contract.
- 3: The measurements indicated are supplied for guidance only and as such must be considered incorrect.
- 4: Potential buyers are advised to recheck the measurements before committing to any expense.
- 5: Prime Choice Ltd has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
- 6: Prime Choice Ltd has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

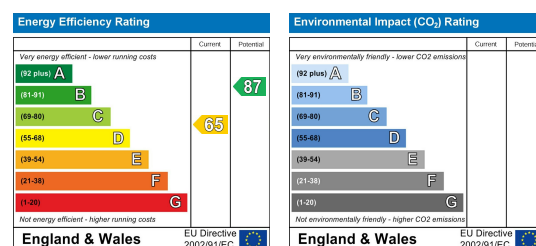
## Area Map



## Floor Plans



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.