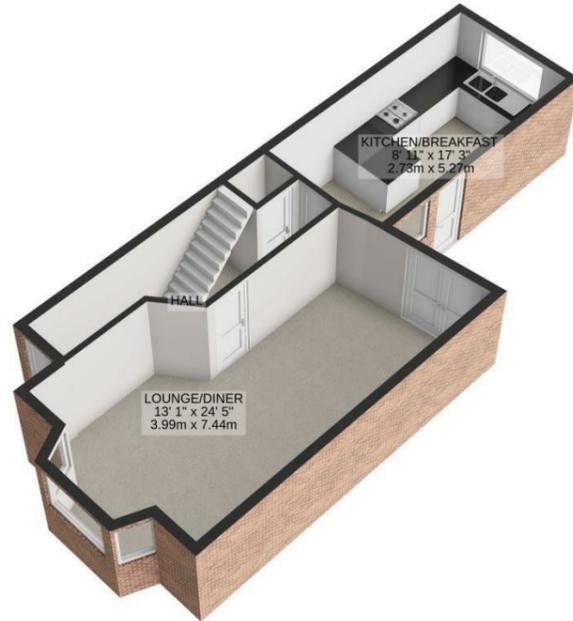
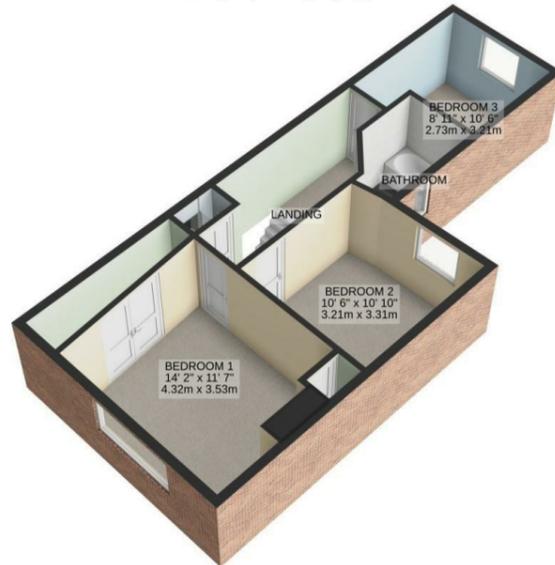


Rothwell Road, Desborough NN14 2NT

GROUND FLOOR
503 sq.ft. (46.8 sq.m.) approx.



1ST FLOOR
504 sq.ft. (46.9 sq.m.) approx.



TOTAL FLOOR AREA : 1008 sq.ft. (93.6 sq.m.) approx.



Rothwell Road, Desborough NN14 2NT

- Three Bedroom
- Great requires updating yet excellent potential
- Good size house
- Gas central heated and double glazed
- Westley aspect rear garden

PRICE
£185,000
OFFERS IN EXCESS
OF

We would like to point out that all measurements set out in these sales particulars are approximate and are for guidance only. We have not tested any apparatus, equipment, systems or services etc. And cannot confirm that they are in full or efficient working order or fit for their purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), gas fires or light fittings, or any other fixtures not expressly included form any part of the property being offered for sale. While we endeavor to make our sale details accurate and reliable, if there is any point which is of particular importance to you, please, contact us and we will be pleased to confirm the position for you. Wide angled lens may have been used on all photography.



23 High Street, Rothwell
01536 418100
info@simonac.co.uk
simonac.co.uk



**** IN PERSON AND VIDEO VIEWINGS AVAILABLE **** GOOD SIZE THREE bedroom bay front victoria villa style house requiring some updating yet excellent potential. GAs central heated and double glazed, Entrance Hall, good size front to back Lounge/dining room and good size kitchen area. Landing to three bedrooms an bathroom. Raised front garden and sizeable Westley aspect garden to rear.

c. 89 square meters (958 square feet)

ENTRANCE HALL

Via opaque double glazed panelled door, laminated wood block style flooring, stair case raising to first floor landing, panelled doors to understairs storage areas, Lounge/Dining Room. Kitchen/Breakfast Room

LOUNGE/DINING ROOM

Continuation of laminated wood block style flooring, Upvc double double doors to Westerly aspect rear garden, one double and one single panelled radiator, exposed brick fire surround with hearth and Adam style surround (open flu) double glazed bay window to front and further double panelled radiator

KITCHEN/BREAKFAST ROOM

Offering a range of cupboards, drawer space and worktops, double glazed window and door to side and in turn to rear garden, further double glazed window to rear, further appliance space to include plumbing for automatic washing machine and gas cooker point, serving hatch to dining area

LANDING

Having panelled doors to Three Bedrooms, Bathroom and over stairs cupboard (formally shower room), loft hatch

DOUBLE BEDROOM ONE

Having double glazed window to front with single panelled radiator, built in double wardrobe offering extensive range of clothes hanging and shelving space as well as further shelved cupboard

DOUBLE BEDROOM TWO

Having double glazed window to rear and single panelled radiator

BEDROOM THREE

Measurement incorporates airing cupboard, double glazed window to rear and single panelled radiator

BATHROOM

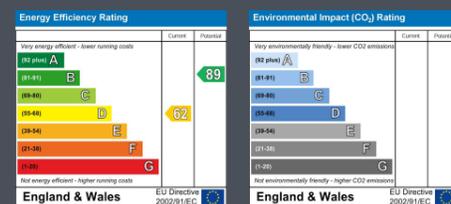
Comprising Wc, wash hand basin and panelled bath with mixer tap, shower and screen, wood panelling and tiling to walls, opaque double glazed window to side

OUTSIDE FRONT

Walled front court with steps leading to entrance door

OUTSIDE REAR

The rear garden enjoys a Westerly aspect with immediate paved patio, stepping up to a larger lawn garden edged with shrub and flower borders, enclosed with panelled fencing and brick wall



call to view 01536 418100