



**Almond Road, Kettering NN16 9PE**

**welcome to**

## **Almond Road, Kettering**

A spacious and versatile three / four bedroom end of terrace family home conveniently positioned close to local schools, shops and Kettering railway station.

### **Lounge**

Double glazed window to the front, radiator and electric fire with surround.

### **Kitchen**

A range of wall and base units, gas cooker and hood, sink and radiator.

### **Conservatory**

Double glazed window to the front and door to the garden.

### **Landing**

Loft access.

### **Bedroom One**

Double glazed window to the front and a radiator.

### **En Suite**

Tiled with WC

### **Bedroom Two**

Double glazed window to the rear and a radiator.

### **Bedroom Three**

Double glazed window to the rear and radiator.

### **Bedroom Four**

Double glazed window to the front and radiator.

### **Bathroom**

Double glazed window to the rear, tiled, bath with shower over, wash basin and WC.

### **Rear Garden**

Laid to lawn with decking and patio area.

### **Parking**

Driveway.







***view this property online*** [williamhbrown.co.uk/Property/KTG111870](http://williamhbrown.co.uk/Property/KTG111870)



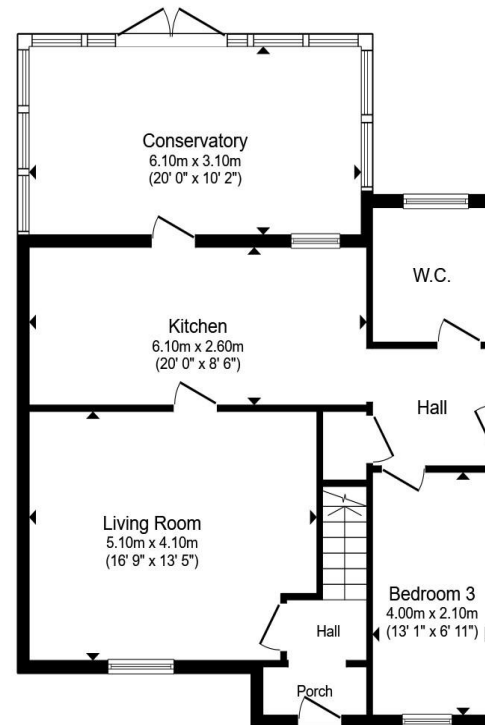
welcome to

## Almond Road, Kettering

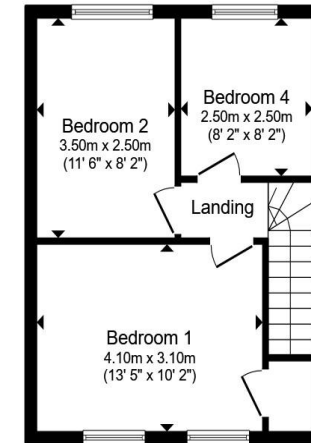
- End-of-terrace family home
- Three / four bedrooms
- Spacious lounge
- Fitted kitchen
- Conservatory

Tenure: Freehold EPC Rating: Awaited  
Council Tax Band: A

**£265,000**



**Ground Floor**



**First Floor**

Total floor area 114.0 m<sup>2</sup> (1,227 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

  
william  
h brown

**view this property online** [williamhbrown.co.uk/Property/KTG111870](http://williamhbrown.co.uk/Property/KTG111870)



Property Ref:  
KTG111870 - 0002

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 is 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. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

  
william h brown



**01536 518555**



[Kettering@williamhbrown.co.uk](mailto:Kettering@williamhbrown.co.uk)



28 Gold Street, KETTERING, Northamptonshire,  
NN16 8JE



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**