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- Three Bedrooms
- 100ft+ Rear Garden
- En Suite Shower/Wc
- Refitted Kitchen
- Lounge
- Off Road Parking
- Garage
- Refitted Bathroom/Wc
- Good Decorative Order
- Popular Pipers Hill Area

To make an appointment to view:

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YOUR MOVE, 10 Silver Street, Kettering, Northamptonshire, NN16 0BN.
Tel: 01536 411333

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The mention of any appliances and/or services within these sales particulars does not imply they are in full efficient working order

DESCRIPTION

A 1930's, three bedroom, semi detached home which has been updated to a high standard by its current owners. The accommodation briefly comprises of entrance hall, lounge, kitchen/dining room, ground floor family bathroom and three first floor bedrooms with an en-suite to the master. The property has double glazing (where stated) and radiator heating. Outside expect to see off street parking at the front with a shared driveway leading to a single, detached garage and a rear garden measuring in excess of 125 foot. Viewing is highly recommended.

DIRECTIONS

On leaving Your Move Hobin Roberts turn left. Go through the first set of traffic lights and at your next set of traffic lights go straight on to the London Road. Turn left into Pipers Hill Road. Follow Pipers Hill Road round and take your second right turn into Waverley Road. The property can be located on the right hand side, where a Your Move Hobin Roberts board stands.

ENTRANCE HALL

Enter via a double glazed leaded door to the front aspect. Stairs rising to the first floor landing. Radiator. Door to:

LOUNGE

4.14m x 3.84m (maximum measured into the recess but not into the bay) (13'7" x 12'7")

Double glazed bay window to the front aspect. Real flame gas fire with marble effect hearth and inset and ornate surround. 'Kardean' flooring. Television point. Coving to the ceiling. Radiator. Door to:

KITCHEN / DINING ROOM

4.42m x 3.20m (14'6" x 10'6")

1 1/2 bowl stainless steel sink and drainer with cupboards under, with a further range of base and eye level units, with a roll top work surface. Space for 'Range' cooker with stainless steel extractor hood over. Plumbing for automatic washing machine and plumbing for automatic dishwasher. Space for fridge. 'Kardean' flooring. Double glazed windows to the side and rear aspects. Door to:

FAMILY BATHROOM/WC

3.02m x 1.32m (9'11" x 4'4")

Double glazed window to the side aspect. Pedestal wash hand basin, side panelled bath and low flush w.c. Tiled splash backs. Radiator.

STAIRS TO:-

FIRST FLOOR LANDING

Obscure double glazed window to the side aspect. Access to boarded loft which has light connected. Doors to:

BEDROOM

3.38m x 3.05m (an irregular shaped room) (11'1" x 10'0")

Double glazed window to the front aspect. Double built-in wardrobes with sliding mirrored doors. Radiator. Door to:

EN-SUITE SHOWER/WC

Shower cubicle, low flush w.c. and wall mounted wash hand basin. Five spotlights. Extractor fan. Wooden flooring.

BEDROOM

3.40m x 2.62m (11'2" x 8'7")

Double glazed window to the rear aspect. Radiator.

BEDROOM

2.49m x 2.11m (8'2" x 6'11")

Double glazed window to the rear aspect. Picture rail. Radiator.

OUTSIDE

FRONT GARDEN

The front garden is partially enclosed by a miniature brick wall with a gravelled area.

OFF STREET PARKING

The gravelled area at the front provides off street parking.

SHARED DRIVEWAY

To the side there is a shared driveway which leads to the single detached garage.

GARAGE

7.59m x 3.20m (24'11" x 10'6")

Up and over wooden door. Power and light connected. Personal door to the side aspect. Roll top work surface. Space for two fridges and a tumble dryer.

REAR GARDEN

There is side gated access to the rear garden which has a paved patio area, a decked area, lawned area, timber shed and greenhouse. The garden is enclosed by timber fencing and brick walling.

CLAUSES:

DRAFT DETAILS:

The above details have been submitted to our clients but at the moment have not been approved by them and we therefore cannot guarantee their accuracy and they are distributed on this basis. Please ensure that you have a copy of our approved details before committing yourself to any expense.

MORTGAGE & FINANCIAL ADVICE:


Our team of highly qualified Mortgage & Financial Consultants can provide you with up to the minute information on many of the rates available. To arrange an appointment, telephone this office. YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.

FIXTURES & FITTINGS:

Fixtures and fittings other than those mentioned above to be agreed with the Seller.

ALL MEASUREMENTS:

All Measurements are Approximate

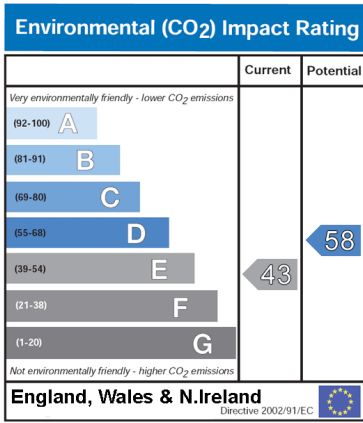
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			65
(39-54) E	49		
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Wales & N.Ireland			
<small>Directive 2002/91/EC</small>			

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Your Move have produced these details in good faith and believe they provide a fair and accurate description of the property being marketed. Following inspection and prior to financial commitment prospective buyers should satisfy themselves as to the property's suitability and make their own enquiries, relating to specific points of importance for example condition of items, permissions, approvals and regulations. The accuracy of these details are not guaranteed and they do not form part of any contract.

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The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide emissions. The higher the rating the less impact it has on the environment.

OFFICE OPENING HOURS:

Mon to Fri 8.45am to 6.30pm
Saturday 9.00am to 5.00pm
Sunday 11:00am to 2:00pm

PROPERTY REFERENCE NUMBER:

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