



Cheaney Street, Rothwell Kettering NN14 6FP

welcome to

Cheaney Street, Rothwell Kettering

William H Brown are delighted to present this attractive three-bedroom semi-detached home offered on a shared ownership basis, providing an excellent opportunity for buyers looking to take their first step onto the property ladder. Situated in a popular area of Rothwell.

Entrance Hall

Entered via double glazed door to the front aspect, stairs rising to first floor landing, radiator, door leading to storage cupboard and doors leading to all rooms.

Kitchen/ Dining Room

Fitted kitchen comprising wall and base units with wood effect worksurfaces over, one and a half bowl stainless steel sink and drainer unit with mixer tap over, electric oven with gas hob and cooker hood over, integrated fridge/ freezer, plumbing for washing machine, space for tumble dryer, spotlights to ceiling, radiator and double glazed Bay window to the front aspect.

Cloakroom

Suite comprising wash hand basin, low level WC and radiator.

Lounge

Double glazed window to the rear aspect, radiator and double glazed Patio doors to the rear aspect leading to rear garden.

First Floor Landing

Stairs rising from entrance hall, door to storage cupboard, access to loft space and doors leading to all rooms.

Bedroom One

Double glazed window to the front aspect, radiator and door leading to en suite.

En Suite

Suite comprising shower cubicle, wash hand basin, low level WC and radiator.

Bedroom Two

Double glazed window to the rear aspect and radiator.

Bedroom Three

Double glazed window to the rear aspect and radiator.

Bathroom

Suite comprising bath with main shower over and glass screen, wash hand basin, low level WC, extractor fan, radiator and double glazed obscured window to the side aspect.



Externally

Front

Open frontage mainly laid to lawn with driveway to the side aspect providing off road parking.

Rear Garden

Mainly laid to lawn with paved seating area, decked area to the rear aspect and fully enclosed with timber fencing.



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Cheaney Street, Rothwell Kettering

- 35% share of three bedroom house
- Close to all amenities
- Low maintenance garden
- Off road parking for two vehicles
- Downstairs cloakroom

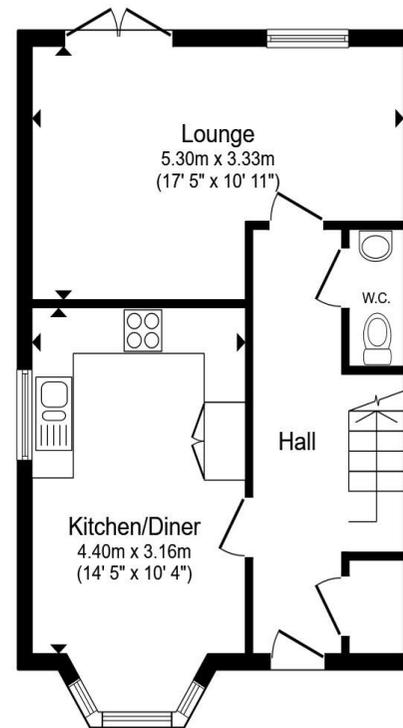
Tenure: Leasehold EPC Rating: B

Council Tax Band: C Service Charge: Ask Agent

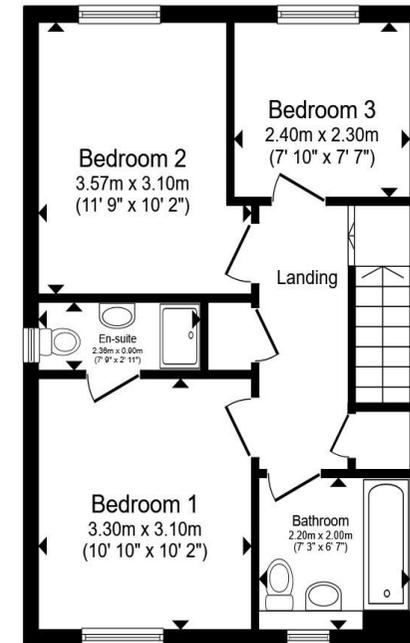
Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

£92,750



Ground Floor



First Floor

Total floor area 87.3 m² (940 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



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Property Ref:
RWL108181 - 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.

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