



Kettering Drive,
Eaton Park



OneAgency

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Offers In Excess of £180,000

A three bedroom detached property located on a corner plot in the popular residential location of Eaton Park! Located walking distance away from local amenities, commuter links and nearby schools. Benefitting from a detached garage, double glazing and generous gardens. An ideal first time buy or someone looking to put there own stamp on a property. Viewing is highly advised. No Chain!



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Ground Floor

Porch

Entered through the front door, tiled flooring.

Hallway

3.35m x 0.86m (11' 0" x 2' 10") Storage cupboard, radiator and carpet flooring.

Lounge/Diner

5.68m x 4.41m (18' 8" x 14' 6") A sliding door to the rear yard, double glazed window to the rear and side, radiator and carpet flooring.

Kitchen

2.94m x 2.51m (9' 8" x 8' 3") A fitted kitchen with wall and base units, stainless steel sink basin, space for a free standing cooker, plumbing for a washing machine, space for a fridge/freezer, door to the side and tiled flooring.

Guest W/C

A useful downstairs low level W/C.

First Floor

Bedroom One

4.15m x 2.89m (13' 7" x 9' 6") A double glazed window to the rear, radiator and carpet flooring.

Bedroom Two

3.24m x 2.72m (10' 8" x 8' 11") A double glazed window to the rear, radiator and carpet flooring.

Bedroom Three

2.89m x 2.69m (9' 6" x 8' 10") A double glazed window to the front, radiator and carpet flooring.

Bathroom

2.72m x 1.81m (8' 11" x 5' 11") A white suite with bath, pedestal hand wash basin, low level W/C, double glazed window to the front, radiator and carpet flooring.

External

Front - A paved driveway providing off road parking and lawned garden with shrubs.

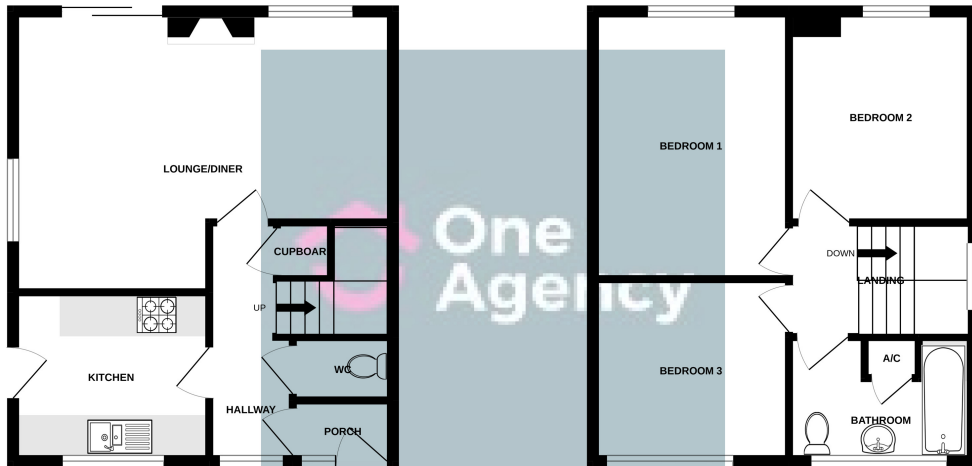
Rear - A paved garden with lawned section and shrubs with car port and extra storage space at the back of the garage.

Detached Garage

5.19m x 2.85m (17' 0" x 9' 4") A brick built detached garage with up and over door and side door.


GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 to 100) A		
(81 to 91) B		84
(69 to 80) C		
(56 to 68) D		
(39 to 54) E	43	
(21 to 38) F		
(1 to 20) G		
<i>Not energy efficient - higher running costs</i>		
England, Wales & N.Ireland	EU Directive 2002/91/EC	



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