



7. Wold Road
Kettering, NN15 5PN



Simpson & Partners



Located in the desired Wold Road, is this beautifully presented and larger than average two bedroom mid terrace cottage.

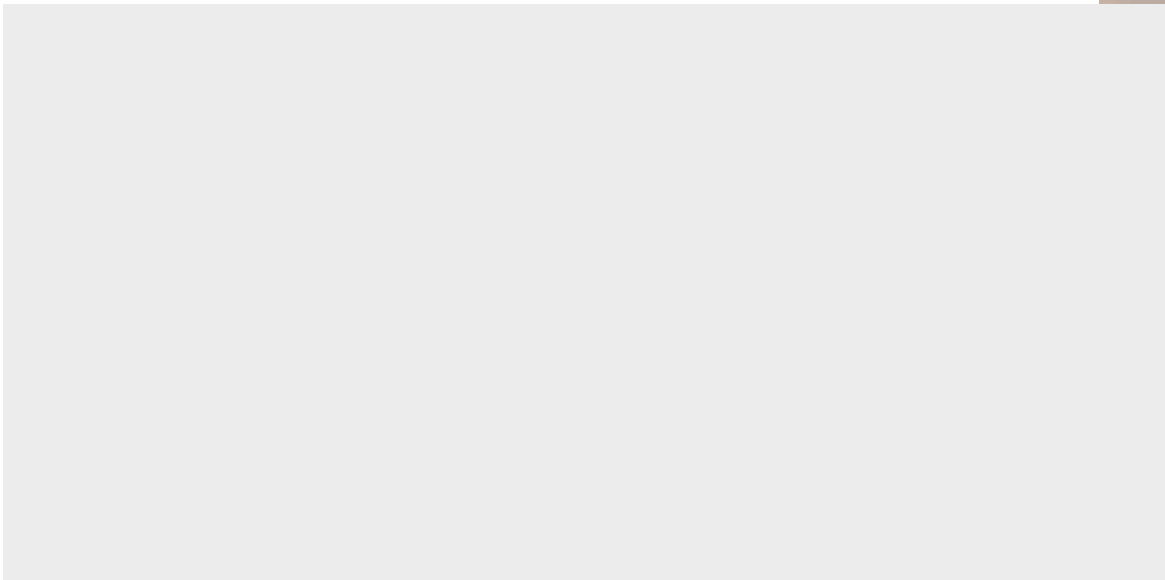
The first floor comprises of entrance hall, kitchen and large living room/ diner with fire place. The first floor boasts two large double bedrooms and a family bathroom. Externally the property also benefits from off road parking.

An internal viewing is a must to appreciate this superbly presented property.

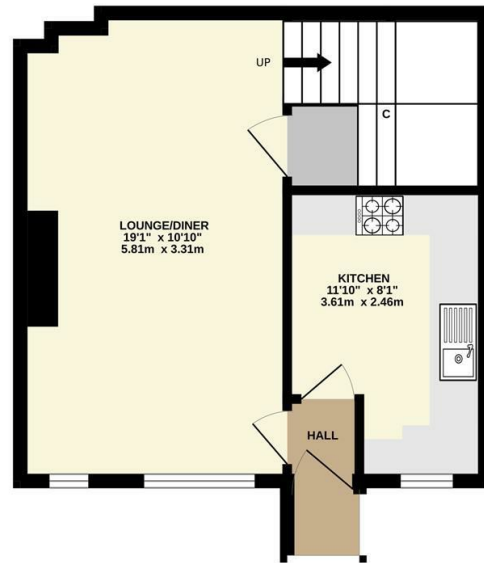
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Offers In Excess Of £200,000

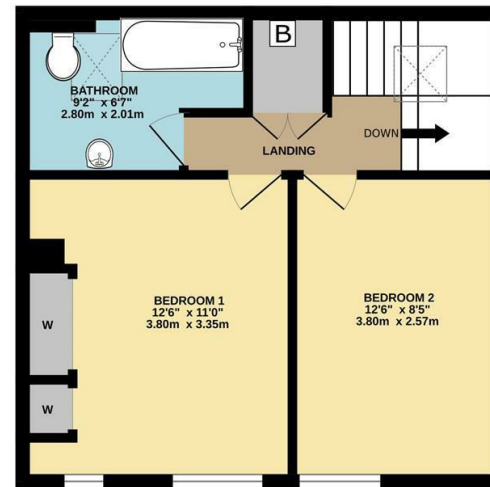




GROUND FLOOR
361 sq.ft. (33.5 sq.m.) approx.



1ST FLOOR
367 sq.ft. (34.1 sq.m.) approx.



TOTAL FLOOR AREA: 728 sq.ft. (67.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The plan is copyright to Simpson and Partners and is for illustrative purposes and should only 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 can be given.
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| Energy Efficiency Rating | | |
|--|----------------------------|-----------|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England & Wales | EU Directive 2002/91/EC | |



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