



82. St. Peters Avenue  
Kettering, NN16 0HB



**Simpson & Partners**



**\*\*\* VICTORIAN ELEGANCE \*\*\*** A wonderful Victorian family home situated in one of the towns most sought after central avenues. The property is presented in first rate order and is spread over three floors; boasting five bedrooms, En-suite to the Master and a further family Bathroom, separate reception rooms, stylish contemporary Kitchen, downstairs W.C., central heating and double glazing and a beautiful private garden. The property boasts an eclectic mixture of contemporary stylish living and Victorian features both of which compliment the other and can only be fully appreciated by an internal inspection.

**\*\*\* VIEWINGS ARE RECOMMENDED AND STRICTLY BY APPOINTMENT WITH OURSELVES \*\*\***



£320,000

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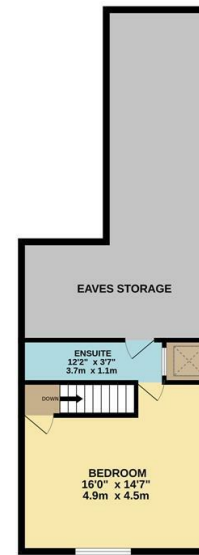
GROUND FLOOR  
674 sq.ft. (62.6 sq.m.) approx.



1ST FLOOR  
664 sq.ft. (61.7 sq.m.) approx.



2ND FLOOR  
615 sq.ft. (57.2 sq.m.) approx.



TOTAL FLOOR AREA: 1954 sq.ft. (181.5 sq.m.) approx.

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
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		80
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	44	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	





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