

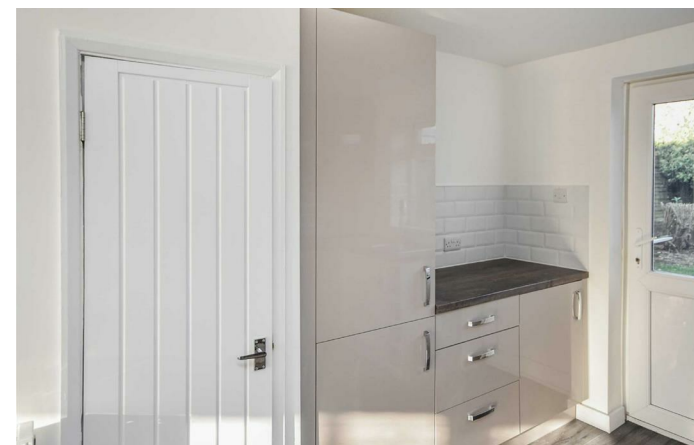


31 Cambridge Avenue  
Corby, Northamptonshire NN17 2SZ



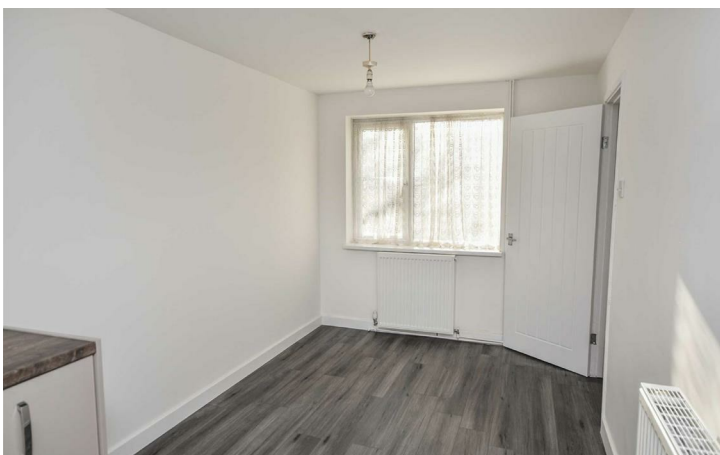
**Simpson West**

Simpson West are delighted to offer for rent this beautiful three bedroom family home located close to the town centre. Accommodation to include a spacious fitted kitchen with dining and utility area and a large living room with patio doors leading to the garden. Upstairs there is a master bedroom, a double bedroom with fitted wardrobes and a good sized single bedroom. There is also a bathroom featuring a bath and shower and a further separate toilet. Outside, the property offers lawned front and rear gardens with patio area and a driveway offering off-road parking for multiple vehicles. Council tax band B. Energy rating D.



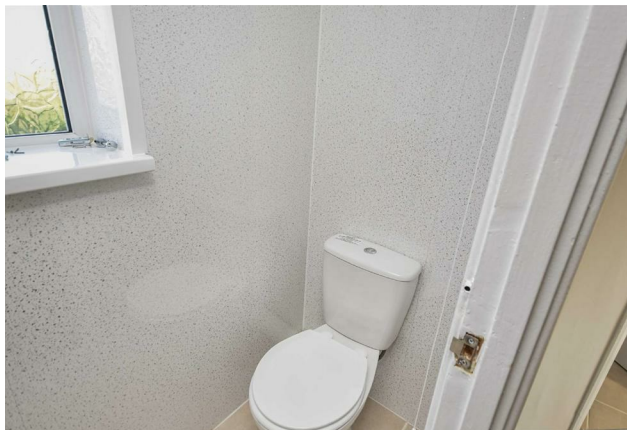
£1,100 Per Calendar Month

 3  1  nul





Floor plan not to scale - for guidance purposes only.  
Plan produced using PlanUp.



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



When you buy with Simpson West, you know **you'll be in safe hands**. From the moment you walk through our doors, we'll make you **feel truly welcome**. Our sales consultants and financial advisors will take you through **every step of the process**, offering **free expert advice** along the way, from help choosing the right mortgage and insurance through to finding your conveyancer. And if you need help selling your home too, **with over 20 years of local experience, you can trust us to get you moving**.



**Simpson  
West**

Making Every  
Journey Personal



01536 202007

[info@simpsonwest.co.uk](mailto:info@simpsonwest.co.uk)

<https://www.simpsonwest.co.uk/>

64 Corporation Street, Corby, Northants, NN17 1NH