



4 Bognor Road
Corby, NN18 0PX



Simpson West

Simpson West are delighted to offer to the market for sale this well presented two bedroom residence that is located within a short walk to the town centre. The property occupies a pleasant position and is close to the local schools, shops and other amenities. Features include an entrance hall, a large living dining room and recently refitted kitchen. To the first floor there are two large double bedrooms and a refitted bathroom with separate w/c, both of which have been refitted. To the rear is a large garden with patio area that is fully enclosed. In addition there is a spacious frontage which subject to planning permission could accommodate off road parking. Early viewings are highly encouraged. Energy rating C. Council Tax Band A.

£185,000



2



1

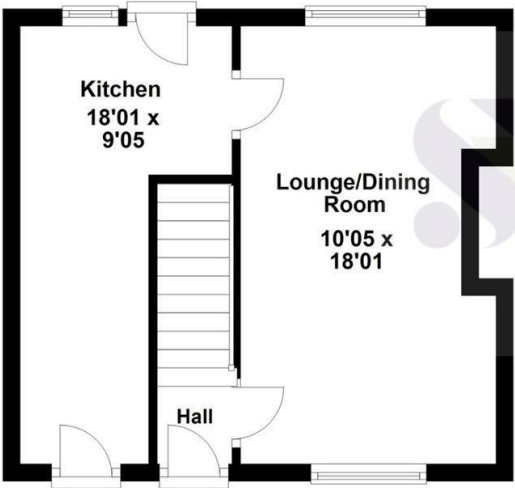


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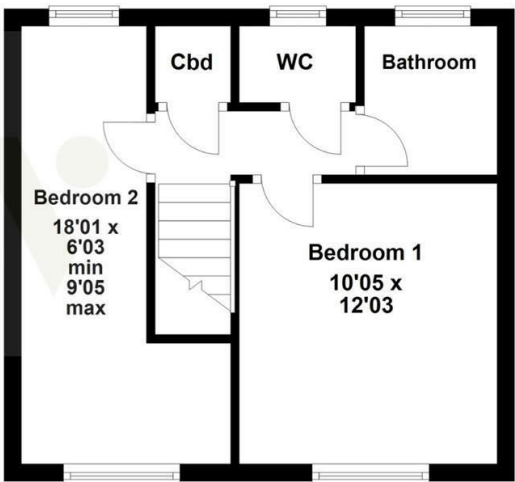


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Ground Floor



First Floor



Total area: approx. 55.3 sq. metres (594.8 sq. feet)

Floor plan not to scale - for guidance purposes only.
Floor plan created by Simpson West for their use.
Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B	73	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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

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

64 Corporation Street, Corby, Northants, NN17 1NH