



17 Thames Walk  
Corby, NN17 2HB



**Simpson West**



Simpson West are delighted to present to market this extended, three bedroom, end of terrace property occupying a pleasant position within the much sought after Shire area which is being offered for sale with NO ONWARD CHAIN. Situated on an excellent sized plot, this family home provides accommodation to include a reception hall, lounge and dining room occupying a rear extension with patio doors to the rear garden, a kitchen and utility/boot room. The first floor offers three generously sized bedrooms and a family bathroom. Outside, there is an enclosed lawned frontage, whilst the rear is also of excellent size, predominantly laid to lawn and is complimented by mature greenery and benefiting from a patio area and garage en bloc, with the potential for off road parking subject to permissions. Viewing is highly recommended to avoid disappointment. Energy Rating D. Council Tax Band B.


£200,000





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) <b>A</b>		<b>84</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>67</b>	
(39-54) <b>E</b>		
(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	





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



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