



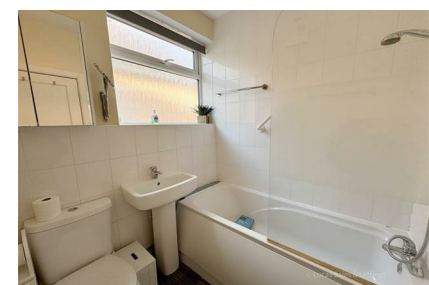
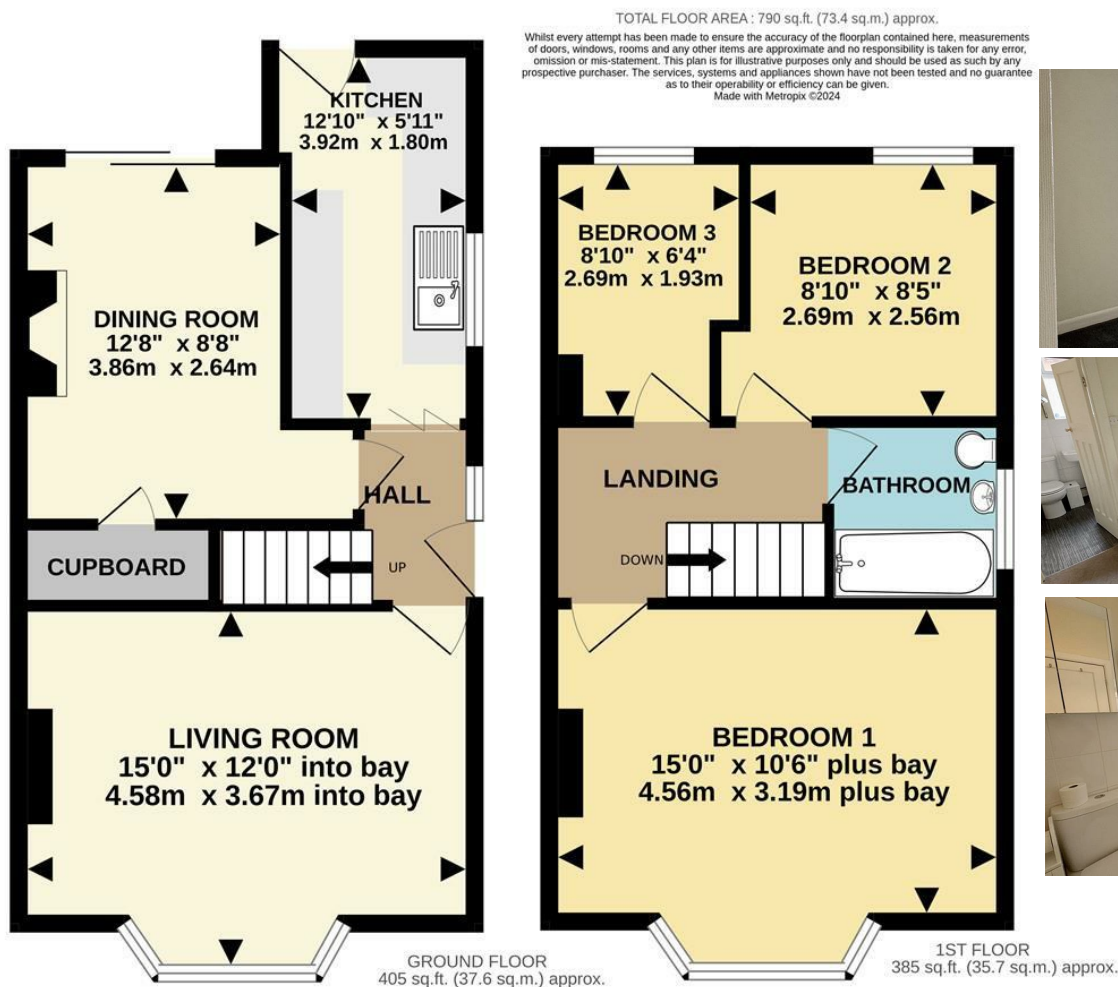
49 Wallis Road, Kettering NN15 6NY

Offers In Excess Of £200,000

A bay windowed semi detached house with enclosed long rear garden. The property has some new carpets, gas fired radiator central heating and double glazing. A shared drive gives access only to a garage. The property is located in a sought after residential area off Pipers Hill Road within minutes walk of local shops, take aways and pub. Wicksteed Park is close by and the town centre and mainline railway station are less than a mile. No onward chain. Come and see the potential that this delightful family home has to offer - call Lucas now and book your viewing.

**Tenure: Freehold
Energy Rating: D
Council Tax Band: B**

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- Long enclosed rear garden
- Spacious lounge and main bedroom, separate dining room
- Gas central heating and double glazing
- Garage from shared driveway
- No onward chain - come and view the potential that this home offers
- Local shops and Wicksteed Park close by

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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Important: We would like to inform prospective purchasers that these sales particulars have been prepared in good faith as a general guide only. A survey has not been carried out, nor the services, appliances and fittings tested. All measurements are approximate; sizes should not be relied upon for furnishing, or any other purposes. Floor plans are for guidance and illustration purposes only and are not to scale. Photos are taken with a wide angle lens. Items shown in the photographs are expressly excluded unless agreed otherwise in writing. If there are any matters likely to affect your decision to buy, please contact us before viewing the property and clarify all matters prior to offer. L786

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