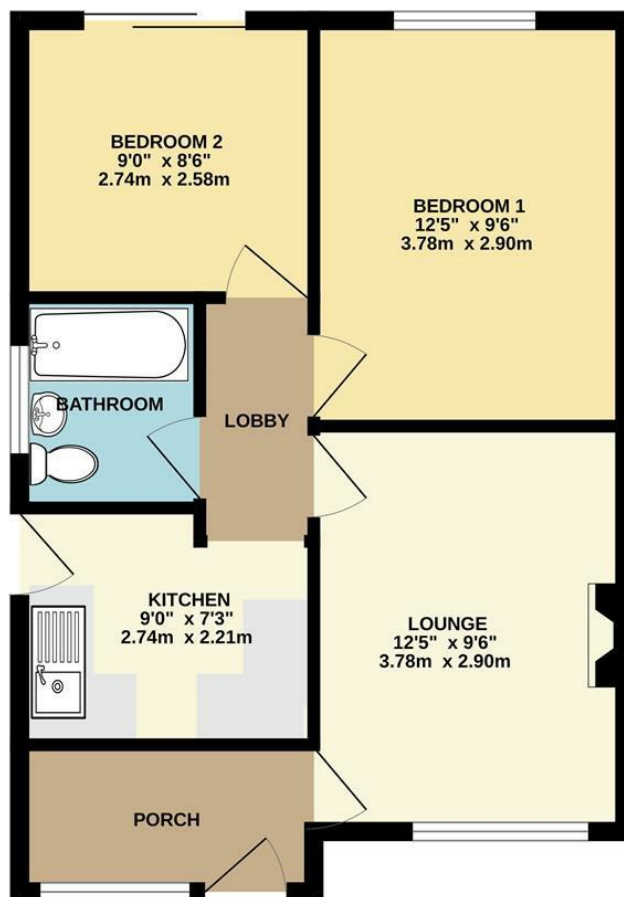# 59 Rydalside, Kettering NN15 7DR
£230,000

A super two bedroom semi detached bungalow located in a very popular area close to open greenbelt, Wicksteed Park and other local facilities. The property is offered for sale with no upward chain and benefits from gas central heating (Boiler replaced approx 2 years ago and serviced) double glazed, GARAGE and enclosed rear garden. The accommodation comprises of porch, lounge, kitchen, inner lobby, bathroom and two bedrooms. Early viewing recommended

Tenure: Freehold
Energy Rating:
Council Tax Band: B

LUCAS
SALES & LETTINGS

GROUND FLOOR
473 sq.ft. (43.9 sq.m.) approx.

BEDROOM 2
9'0" x 8'6"
2.74m x 2.58m

BEDROOM 1
12'5" x 9'6"
3.78m x 2.90m

BATHROOM

LOBBY

KITCHEN
9'0" x 7'3"
2.74m x 2.21m

LOUNGE
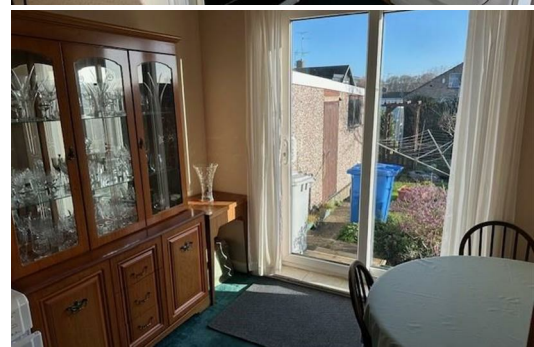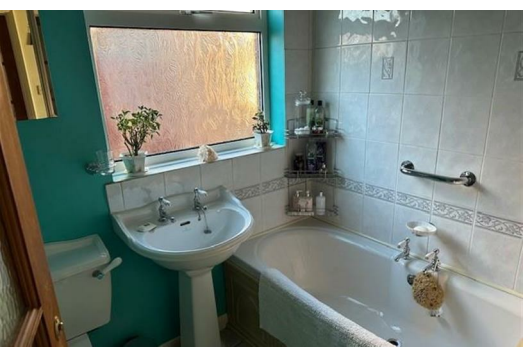12'5" x 9'6"
3.78m x 2.90m

PORCH

TOTAL FLOOR AREA : 473 sq.ft. (43.9 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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- No Upward Chain
- Two Bedrooms
- Super Location
- Garage
- Gas Central Heating (recent new boiler)
- Double Glazed
- Enclosed Rear Garden

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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