



22 Bramber Court  
Corby, Northants NN18 0ND



**Simpson West**

(Opportunity to purchase with a sitting tenant)

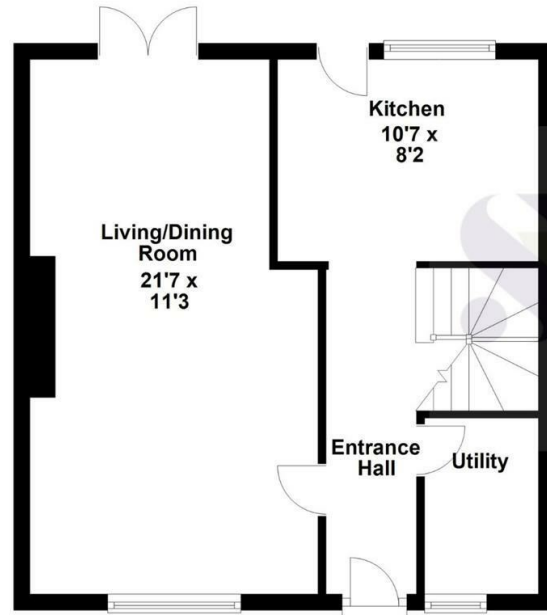
Located within the popular Beanfield area is this charming THREE bedroom family home that is being offered to the market for sale with no onward chain. The property occupies a pleasant position nestled away within a quiet cul-de-sac and is within walking distance to the local school, shops and other amenities. Features include an entrance hall, large living dining room, modern fitted kitchen and utility room. To the first floor there are two large double bedrooms, a good single bedroom and the main family bathroom with separate w/c. To the rear is a large garden that is fully enclosed. There is communal parking available on street. Early viewings are highly encouraged. Energy rating C. Council Tax Band A.



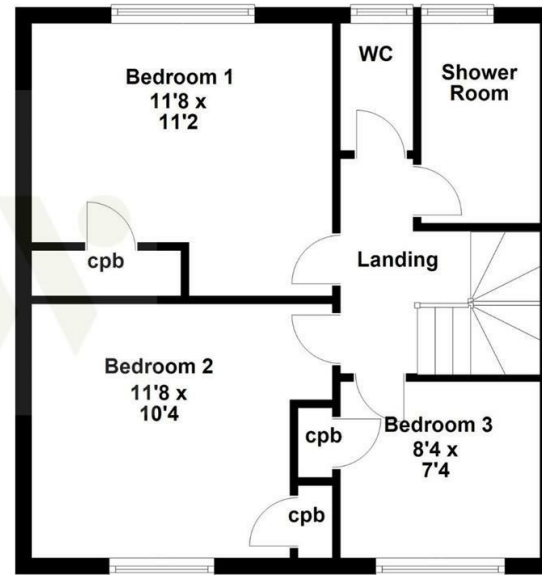
£199,950



### Ground Floor



### First Floor



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
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>87</b>
(69-80) <b>C</b>	<b>74</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	



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