



8 Staffa Walk

Corby, NN17 2QX



**Simpson West**

**NO CHAIN !!!**

Situated within the highly sought after Shire area, this well presented family home must be viewed to be fully appreciated. The property benefits from gas central heating, double glazing, communal parking and is with in walking distance to schools, shops and public transport. The accommodation comprises a reception hall, downstairs cloakroom, a spacious living room and a fitted kitchen/dining room with integrated appliances. To the first floor are **THREE BEDROOMS** with fitted wardrobes to both double rooms along with a fitted shower room. Outside, the rear garden is fully enclosed and designed for low maintenance, featuring a generous patio area ideal for entertaining, a small lawn and a rear access gate providing direct access to the communal parking area.

Early viewing is highly recommended.  
Energy Rating C. Council Tax Band A.

**£190,000**

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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>	<b>69</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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**Simpson  
West**

Making Every  
Journey Personal



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