



72 Epsom Walk

Corby, NN18 9JH



**Simpson West**

A spacious three bedroom property set in a central Corby location, within easy reach of everyday amenities and Corby town centre. The accommodation spans two floors and includes a bright living area with french doors opening to a private balcony, a refitted kitchen, three well proportioned bedrooms, a shower room, and a separate WC. On entering, a hallway leads to a ground floor bedroom, which would also suit use as a study or guest space and stairs rising to the first floor. Upstairs, the main living room provides flexible space for furnishings and opens onto the balcony. The kitchen is fitted with a range of modern wall and base units, integrated oven, hob and extractor, and integrated dishwasher. Two further bedrooms are located on this floor, both offering comfortable proportions. The shower room features a walk-in shower and wash hand basin, with the WC positioned separately for added practicality. The town centre is only a short drive away, offering a variety of shops, supermarkets, schools, healthcare services, and a railway station with direct links to London, ideal for those commuting. Leasehold - 88 years remaining. Ground rent - £25 p/a approx. EPC rating - D. Council tax band - A



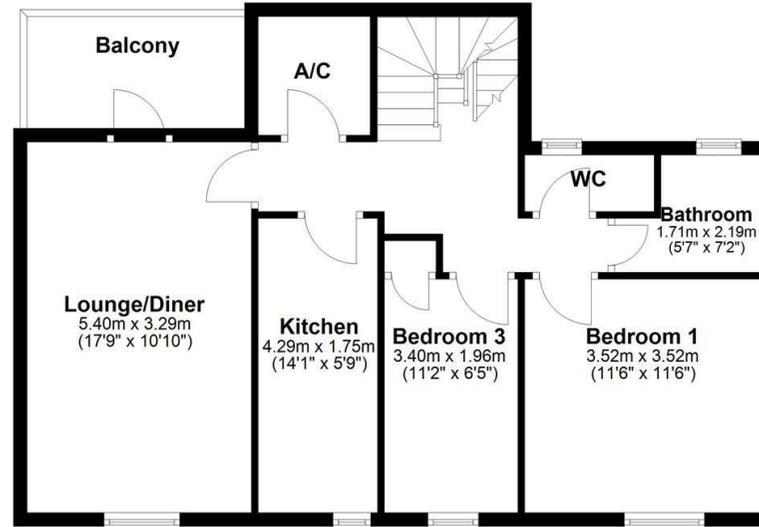
£180,000



**Ground Floor**



**First Floor**



**Energy Efficiency Rating**

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	65	66
(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	



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



01536 202007

[info@simpsonwest.co.uk](mailto:info@simpsonwest.co.uk)

<https://www.simpsonwest.co.uk/>

64 Corporation Street, Corby, Northants, NN17 1NH