



39 Edmund Street  
Kettering, NN16 0HS



**Simpson & Partners**

Simpson and Partners are pleased to welcome this immaculately presented two bedroom home to the rental market! The property offers generous accommodation throughout and boasts a fully refitted kitchen and refitted shower room.

The accommodation comprises entrance hall, lounge to the front with feature fireplace and double doors to the adjoining dining room with understairs storage. The refitted kitchen has a stunning finish with integrated oven, hob and extractor.

Upstairs, you find two great sized double bedrooms with the immaculate family shower room boasting marble-effect aqua panelling throughout and LED mirror.

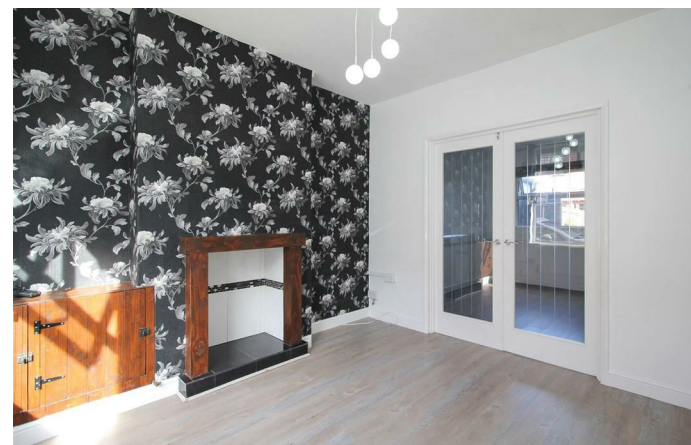
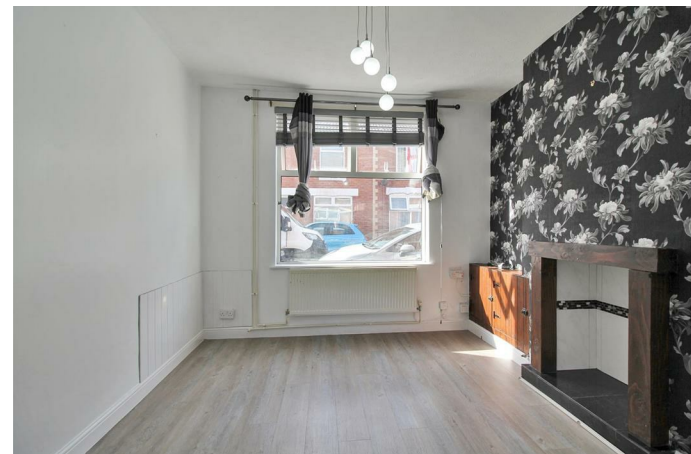
The rear garden is fully enclosed and largely laid to lawn whilst also offering an outbuilding for storage.

Available IMMEDIATELY

EPC D

Council Tax A

£1,050 Per Month

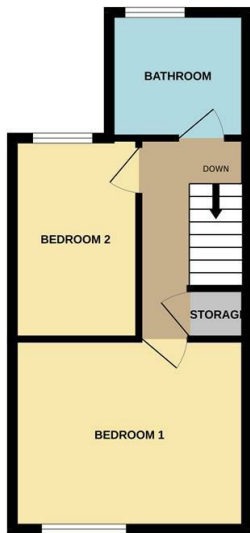


Simpson & Partners

GROUND FLOOR



1ST FLOOR



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Made with NetMapr 12/20/20



### Energy Efficiency Rating

|                                             | Current                    | Potential |
|---------------------------------------------|----------------------------|-----------|
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            |                            |           |
| (69-80) <b>C</b>                            |                            |           |
| (55-68) <b>D</b>                            |                            |           |
| (39-54) <b>E</b>                            |                            |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |           |



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