

LAUNCHING SOON

217 Studfall Avenue
Corby, NN17 1LH



CURRENTLY UNDER RENOVATION - INTERNAL PICTURES TO FOLLOW

Simpson and Partners are extremely excited to welcome this fully renovated, 3 bedroom semi-detached property to the rental market! Having undergone a high specification renovation, this property is absolutely NOT to be missed! The renovation work includes a full electrical re-wire, brand new boiler and central heating system plus plumbing system, brand new flooring and re-decoration throughout and an extensive re-design of the property's floorplan.

The downstairs accommodation comprises large entrance hall, lounge with electric fireplace, brand new downstairs WC and utility room with space for appliances and boiler cupboard. Finishing the downstairs is the immaculate kitchen/diner. With an approximate span of 22', the kitchen/diner has been fully refitted with high end integrated appliances, masses of storage and a good sized dining area with dual windows overlooking the rear garden.

Upstairs, you find two double bedrooms, both with built in storage and a further single bedroom plus the brand new family bathroom with three piece suite and shower over bath. The front and rear gardens are extremely generous in size whilst also boasting a gravelled driveway to the front.

Offered to the market unfurnished and available late July
EPC TBC
Council Tax A

£1,250 Per Month



3



2

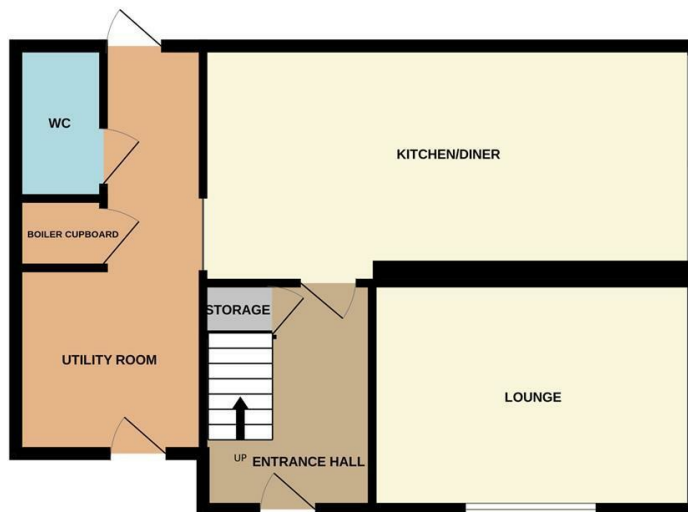


2



Simpson & Partners

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The plan is copyright to Simpson and Partners and is for illustrative purposes and should only 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 can be given
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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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