



9 Duke Street  
Kettering, NN16 9DY



**Simpson & Partners**

Simpson and Partners are pleased to welcome this lovely two bedroom property to the rental market!

Situated close to Kettering town centre, within walking distance of Kettering General Hospital and close to schools and local amenities, this is a superb starter home.

The accommodation comprises generous lounge/diner with understairs storage, modern kitchen, two double bedrooms and family bathroom with three piece suite and shower over bath. The rear garden is fully enclosed and benefits from an outbuilding to the back.

Offered to the market unfurnished and available NOW

EPC E

Council Tax A

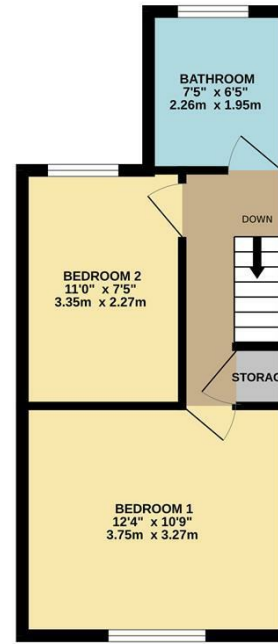
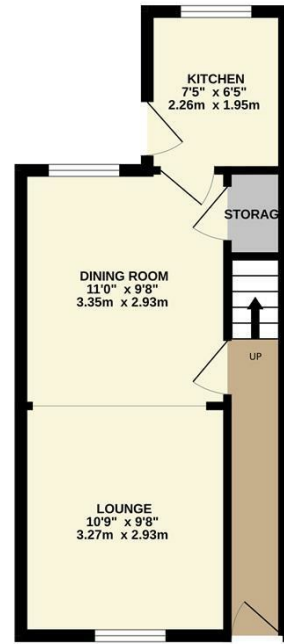


£875 PCM



314 sq.ft. (29.2 sq.m.) approx.

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TOTAL FLOOR AREA - 629 sq.ft. (58.4 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements



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 2002/91/EC	



When you buy with Simpson and Partners, 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  
& Partners**

Making Every  
Journey Personal



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